

ARTICLE 3 DEFINITIONS

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3.0001 General Provisions

The purpose of Article 3 is to define terms that are used frequently in the City of Gresham Development Code (Code) and to assist decision makers in interpreting and applying the Code. Those words used in the Community Development Code, shall be subject to the generally accepted dictionary definitions, unless otherwise noted in **Section 3.0010**. Those words listed in **Section 3.0010** shall be subject to those definitions provided, unless the context clearly implies differently. In such cases, the context in which a term is used will indicate its intended meaning, and that intent shall control. Terms not defined here shall have their ordinary accepted meaning as identified in the latest edition of Webster's Dictionary of the English Language.

As used in this ordinance, "shall" and "must" are mandatory. "May" and "should" are permissive.

3.0002 List of Terms

Terms used in the Development Code are presented below. General terms that apply throughout the Code are listed in **Section 3.0010**. Terms that are specific to a Development Code section are listed after the General Terms. These categories are:

- A. Habitat Conservation Area Terms and Definitions. **Section 3.0020**
- B. HCA, ESRA, and Article 5 Terms and Definitions. **Section 3.0030**
- C. Solar Related Terms and Definitions. **Section 3.0040**
- D. Tree Related Terms and Definitions. **Section 3.0050**

If a term is defined in both the General Definitions and in a Section-specific category, the Section-specific definition shall be used if the application of the term is within the parameters of the Code Section.

General Terms

A-Board Sign – *See Signs*
Abandoned Sign – *See Signs*
Abut
Access
Access Aisle
Accessory Dwelling – *see Dwelling Unit*

Accessory Structure – *see Structure, Accessory*
Accessory Use – *see Use, Accessory*
Accessway
Acreage, Net
Adjacent

Adjustments
Adult Foster Home – *See Residential Homes*
Agricultural Use
Alteration
Alteration, Structural
Amateur ("Ham") Radio

Amenity Zone
 Ancillary Dwelling – *see Dwelling Unit*
 Animated Sign – *See Signs*
 Antenna
 Antenna Support Structure
 Apartment
 Applicant
 Aquatic Habitat – *See HCA, ESRA, Article 5 Definitions, Section 3.0030*
 Arboriculture
 Arborist

- Certified Arborist
- Consulting Arborist
- Qualified Arborist
- Registered Consulting Arborist

 Arcade
 Archaeological Object
 Archaeological Site
 Archaeologist
 Areal Cover – *See HCA, ESRA, Article 5 Definitions, Section 3.0030*
 Assisted Living Housing – *See Elderly Housing*
 Attached Dwelling – *see Dwelling Unit*
 Auto-Dependent Use
 Awning
 Awning Sign – *See Signs*
 Balcony
 Balloon Sign – *See Signs*
 Banner Sign – *See Signs*
 Base – *See Façade*
 Baseline
 Basement
 Bay (building façade)
 Bed and Breakfast Inn
 Bench Sign – *See Signs*
 Berm
 Block
 Buffer Area
 Buffer Tree – *See Tree*
 Building
 Building Area of Building Envelope
 Building Code
 Building Code Accessible
 Building, Contiguous
 Building Coverage
 Building Footprint

Building Height
 Building Line
 Building Massing – *See Massing, Building*
 Building Modulation – *See Modulation, Building*
 Building Site – *See Habitat Conservation Area Definitions, Section 3.0020*
 Bulkhead
 Business Service
 Butterfly Roof – *See Roof*
 Caliper – *See Tree Related Definitions, Section 3.0050*
 Campground
 Canopy
 Carpool/Vanpool Parking
 Carport
 Ceiling Height
 Certified Arborist – *See Arborist*
 Change of Use – *See Use, Change of*
 Child Caring Facility – *See Residential Facility*
 Children’s Play Equipment
 Circulation Path
 Citizen Band (CB) Radio
 City
 Civic Neighborhood Design District – *See Design District*
 Clear Cutting – *See Tree Related Definitions, Section 3.0050*
 Clear Vision Area
 Clearing
 Co-locate
 Commercial Development
 Commercial Parking Facility
 Common Wall
 Community Services
 Comprehensive Plan – *See Gresham Community Development Plan*
 Condominium
 Condominium Unit
 Condominium Conversion
 Congregate Housing – *See Elderly Housing*
 Consulting Arborist – *See Arborist*
 Continuing Care Retirement Community – *See Elderly Housing*
 Corner Lot – *See Lot*

Cornice
 Corridor Design District – *See Design District*
 Court
 Courtyard
 Courtyard Development
 Critical Root Zone – *See Tree Related Definitions, Section 3.0050*
 Crosswalk
 Crown Cover – *See Tree Related Definitions, Section 3.0050*
 Curb Cut
 Curb Ramp
 Customer
 Dead-End Street
 Deciduous
 Deck
 Dedication
 Density, Net
 Design District

- Civic Neighborhood Design District
- Corridor Design District
- Downtown Design District
- Pleasant Valley Design District
- Rockwood Design District
- Springwater Design District

 Design Guidelines
 Design Principles
 Design Standards
 Design Storm
 Detention
 Development
 Development Areas not Providing Vegetative Cover – *See Habitat Conservation Area Definitions, Section 3.0020*
 Developed Flood Area – *See Habitat Conservation Area Definitions, Section 3.0020*
 Development Permit
 Development Site
 Diameter Breast Height – *See Tree Related Definitions, Section 3.0050*
 Digital Flood Insurance Rate Map (DFIRM)
 Direct Illumination Sign – *See Signs*
 Directional Sign – *See Signs*
 Directional Signs, Institutional

Campus – *See Signs*
District
Disturb – *See Habitat Conservation Area Definitions, Section 3.0020*
Disturbance Area – *See Habitat Conservation Area Definitions, Section 3.0020*
Double Frontage Lot – *See Lot*
Downtown Design District – *See Design District*
Dripline – *See Tree Related Definitions, Section 3.0050*
Drive-through Use
Driveway
Driveway Approach
Driveway, Shared
Duplex
Dwelling Unit

- Accessory Dwelling
- Ancillary Dwelling
- Attached Dwelling
- Single Family Dwelling
 - Single Family Attached Dwelling
 - Single Family Detached Dwelling
- Temporary Health Hardship Dwelling

Easement
Easement, General Utility
Eco-Roof
Ecological Features – *See HCA, ESRA, Article 5 Definitions, Section 3.0030*
Ecological Functions– *See HCA, ESRA, Article 5 Definitions, Section 3.0030*
Effective Impervious Area– *See Habitat Conservation Area Definitions, Section 3.0020*
Elderly Housing

- Assisted Living Housing
- Congregate Housing
- Continuing Care Retirement Community
- Immediate Care Facility
- Retirement Housing
- Skilled Nursing Facility (Nursing Home)

Electronic Message Center Sign – *See Signs*
Emergency – *See HCA, ESRA,*

Article 5 Definitions, Section 3.0030
Emissivity or Emittance
Employees
Engineer – *See HCA, ESRA, Article 5 Definitions, Section 3.0030*
Enhancement – *See HCA, ESRA, Article 5 Definitions, Section 3.0030*
Entry
Entry, Primary
Erosion – *See HCA, ESRA, Article 5 Definitions, Section 3.0030*
Erosion and Sediment Control
Erosion Prevention and Sediment Control Manual
Erosion Prevention and Sediment Control Plan
Evergreen
Exit
Façade

- Base
- Top
- Prominent Façade Sections

Face of a Building
Face Sign – *See Signs*
Family
Fascia Sign – *See Signs*
Fast Food Service
Fence
Fill – *See HCA, ESRA, Article V Definitions, Section 3.0030*
Findings
Fin Sign – *See Signs*
Flag Lot – *See Lot*
Flag Pole – *See Lot*
Flap Sign – *See Signs*
Flashing Illumination Sign – *See Signs*
Fleet Vehicle – *See Motor Vehicle*
Flood or Flooding
Flood Areas – *See HCA, ESRA, Article 5 Definitions, Section 3.0030*
Flood, Base
Flood Insurance Rate Map (FIRM)
Flood Insurance Study
Flood Management Areas – *See HCA, ESRA, Article 5*

Definitions, Section 3.0030
Floodplain
Floodway
Floor Area
Floor Area Ratio
Fore-Court
Forest Canopy – *See HCA, ESRA, Article 5 Definitions, Section 3.0030*
Forestry Stewardship Council (FSC) Rating
Free-Standing Sign – *See Signs*
Front Lot Line - *See Lot Line*
Front Yard – *See Yard*
Frontage
Future Street Plan
Gable Roof – *See Roof*
Galleria
Garage
Geologist, Registered
Grade
Green Street
Gresham Community Development Plan, or Community Development Plan
Gresham Development Plan Map
Gresham Public Works Standards
Grocery Store
Ground Floor
Groundcover
Grubbing
Habitable Floor
Habitat Conservation Area or HCA – *See Habitat Conservation Area Definitions, Section 3.0020*
Habitat Friendly Development – *See HCA, ESRA, Article 5 Definitions, Section 3.0030*
Hazardous Tree – *See Tree*
Height Transition Area
Helicopter Landing Facility
Helicopter Trip
Hipped Roof – *See Roof*
Hogan Cedar Tree – *See Tree*
Home Occupation
Hotel
Illumination Awning Sign – *See Signs*
Immediate Care Facility – *See Elderly Housing*

Imminent Hazard Tree – *See Tree*

Indirect Illumination Sign – *See Signs*

Infill Lots and Parcels – *See Lot*

Infiltration or Stormwater Infiltration

Installation Sign – *See Signs*

Institutional Campus

Intent

Interior Lot – *See Lot*

Intermittent Stream – *See HCA, ESRA, Article 5 Definitions, Section 3.0030*

Internal Illumination Sign – *See Signs*

Internal Signs, Institutional Campus – *See Signs*

Invasive Non-Native or Noxious Vegetation – *See HCA, ESRA, Article 5 Definitions, Section 3.0030*

Irregular Shaped Lot – *See Lot*

Joint Development

Kitchen

Laboratories/Research and Development Facilities

Land Division

Landing

Landscaping

- Parking Area Landscaping

LEED™

Legal Description of Property Description

Level of Service (LOS)

Light Cut-off

Liner Space

Lintel

Live-work

Local Review

Lot

- Corner Lot
- Double Frontage Lot
- Flag Lot
- Flag Pole
- Infill Lots and Parcels
- Interior Lot
- Irregular Shaped Lot
- Rectilinear Lot
- Subdivision Lot

Lot Depth

Lot Line

- Front Lot Line
- Northern Lot Line
- Rear Lot Line
- Side Lot Line
- Zero-lot Line

Lot Line Adjustment

Lot of Record

Lot Width

Low Structure Vegetation or Open Soils – *See Habitat Conservation Area Definitions, Section 3.0020*

Maintain

Major Tree – *See Tree*

Maintenance Sign – *See Signs*

Manager

Mansard Wall Sign – *See Signs*

Manufactured Dwelling

Manufactured Dwelling Park

Market Area

Marquee Sign – *See Signs*

Massing, Building

Master Plan

Medical Center/Hospital

Mini-Storage Facilities

Mitigation – *See HCA, ESRA, Article 5 Definitions, Section 3.0030*

Mixed Use (Civic Neighborhood)

Mixed Use Development

Mobile Drive-up Unit Sign – *See Signs*

Model Home

Modulation, Building

- Horizontal Modulation
- Vertical Modulation

Monument Sign – *See Signs*

Motor Vehicle

- Fleet Vehicle
- Passenger Vehicle
- Truck

Moving Parks Sign – *See Signs*

Mulch

Mural

Multi-Business Complex Sign – *See Signs*

Multi-family Structure

Native Vegetation or Native Plant – *See HCA, ESRA, Article 5 Definitions, Section 3.0030*

Natural State

Nonconforming Development

Nonconforming Sign – *See Signs*

Nonconforming Use

Non-Woody Vegetation – *See HCA, ESRA, Article 5 Definitions, Section 3.0030*

Northern Lot Line- *See Lot Line*

North-South Dimension – *See Solar Related Definitions, Section 3.0040*

Nuisance

Nursery, Day or Chile Care Center

Occupied Space

Offices

On-Site Directional Sign – *See Signs*

Open Space – *See Habitat Conservation Area Definitions, Section 3.0020*

Ornamental Tree – *See Tree*

Outdoor Advertising Sign – *See Signs*

Outdoor Commercial Use

Outdoor Sales Display

Outdoor Storage

Owner

Painted Highlights Sign – *See Signs*

Painted Wall Decoration Sign – *See Signs*

Painted Wall Sign – *See Signs*

Parapet or Parapet Wall

Parcel

Parking Lot Tree – *See Tree*

Partition Parcel

Parent Parcel or Parent Lot

Park and Ride Facility

Parking Lots

Parking Module

Parking Space

Parking Structure

Partition land

Passenger Vehicle – *See Motor Vehicle*

Pedestrian facilities

Pennant Sign – *See Signs*

Perennial (or Perennial Plant)

Perennial Streams – *See HCA, ESRA, Article 5 Definitions, Section 3.0030*

Perimeter Tree – *See Tree*

Permanent Sign – *See Signs*
 Person
 Pervious (Porous) Pavement
 Phased Development Project
 Planned Development
 Planter Strip
 Plat
 Plaza
 Pleasant Valley Design District –
 See Design District
 Plinth
 Porch
 Portable Sign – *See Signs*
 Portico
 Premises
 Practicable – *See Habitat*
 Conservation Area Definitions,
 Section 3.0020
 Primary Building Entrance/Entry
 Primary Feeder Line
 Principal Building
 Principal Use, Primary Use
 Project
 Projecting Sign – *See Signs*
 Protected solar building line–
 See Solar Related Definitions,
 Section 3.0040
 Pruning – *See Tree Related*
 Definitions, Section 3.0050
 Public Community Park
 Public Neighborhood Park
 Public Multi-Use Paths
 Public Open Space
 Public Trails
 Public Trail Access Points
 Public Trail Easement
 Public Trailheads
 Public Urban Plaza
 Public Walking / Hiking Trails
 Public Use Areas
 Qualified Arborist – *See Arborist*
 Radio
 Radio Frequency (RF) Energy
 Radio Frequency (RF) Facility
 Rain Garden
 Readerboard Sign – *See Signs*
 Rear Lot Line- *See Lot Line*
 Rear Yard – *See Yard*
 Rectilinear Lot – *See Lot*
 Redevelopment – *See HCA,*
 ESRA, Article 5 Definitions,
 Section 3.0030

Reflectivity or Reflectance
 Registered Consulting Arborist –
 See Arborist
 Registered Residential Facility –
 See Residential Home
 Regulated Tree – *See Tree*
 Rental Unit
 Repair Sign – *See Signs*
 Reservation Line
 Residential Care Facility – *See*
 Residential Facility
 Residential Facility
 • Child Caring Facility
 • Residential Care Facility
 • Residential Training Facility
 • Residential Treatment Facility
 Residential Homes
 • Adult Foster Home
 • Registered Residential Facility
 • Residential Training Home
 • Residential Treatment Home
 Residential Training Facility –
 See Residential Facility
 Residential Training Home – *See*
 Residential Home
 Residential Treatment Facility –
 See Residential Facility
 Residential Treatment Home –
 See Residential Home
 Restaurant
 Restoration – *See HCA, ESRA,*
 Article 5 Definitions, Section
 3.0030
 Retail Service
 Retail Trade
 Retirement Housing – *See*
 Elderly Housing
 Revegetation
 Right-of-Way
 Riparian – *See Habitat*
 Conservation Area Definitions,
 Section 3.0020
 Rockwood Design District – *See*
 Design District
 Roof
 • Butterfly Roof
 • Gable Roof
 • Hipped Roof
 • Shed Roof
 Roof Sign – *See Signs*
 Roof Line Sign – *See Signs*
 Rotating Sign – *See Signs*

Routine Repair and Maintenance
 – *See Habitat Conservation*
 Area Definitions, Section
 3.0020
 Same Ownership
 Satellite Receive-only Antenna
 Scoring
 School, Commercial
 School, Primary, Elementary or
 High
 Service Station
 Sensitive Species – *See HCA,*
 ESRA, Article 5 Definitions,
 Section 3.0030
 Setback
 Setback Adjustment – *See*
 Habitat Conservation Area
 Definitions, Section 3.0020
 Severe Crown Reduction– *See*
 Tree Related Definitions,
 Section 3.0050
 Shade– *See Solar Related*
 Definitions, Section 3.0040
 Shade Point– *See Solar Related*
 Definitions, Section 3.0040
 Shade Reduction Line– *See*
 Solar Related Definitions,
 Section 3.0040
 Shade Tree – *See Tree*
 Shadow pattern– *See Solar*
 Related Definitions, Section
 3.0040
 Shed Roof – *See Roof*
 Shrub
 Side Lot Line - *See Lot Line*
 Sidewalk
 Side Yard – *See Yard*
 Significant Negative Impact –
 See Habitat Conservation Area
 Definitions, Section 3.0020
 Significant Tree, Significant
 Grove – *See Tree*
 Signs
 • A-Board Sign
 • Abandoned Sign
 • Animated Sign
 • Awning Sign
 • Illuminated Awning Sign
 • Balloon Sign
 • Banner Sign
 • Bench Sign
 • Direct Illumination Sign
 • Directional Sign

- Directional Signs, Institutional Campus
 - Electronic Message Center Sign
 - Face Sign
 - Fascia Sign
 - Fin Sign
 - Flap Sign
 - Flashing Illumination Sign
 - Free-Standing Sign
 - Indirect Illumination Sign
 - Installation Sign
 - Internal Illumination Sign
 - Internal Signs, Institutional Campus
 - Maintenance Sign
 - Mansard Wall Sign
 - Marquee Sign
 - Mobile Drive-up Unit Sign
 - Monument Sign
 - Moving Parks Sign
 - Multi-Business Complex Sign
 - Nonconforming Sign
 - On-Site Directory Sign
 - Outdoor Advertising Sign
 - Painted Highlights Sign
 - Painted Wall Decoration Sign
 - Painted Wall Sign
 - Pennant Sign
 - Permanent Sign
 - Portable Sign
 - Projecting Sign
 - Readerboard Sign
 - Repair Sign
 - Roof Sign
 - Roof Line Sign
 - Rotating Sign
 - Special Event Banner Sign
 - Structural Alteration Sign
 - Structure Sign
 - Temporary Lawn Sign
 - Temporary Rigid Sign
 - Temporary Sign
 - Under Marquee Sign
 - Unsafe Sign
 - Wind Sign
 - Window Sign, Inside
 - Window Sign, Outside
- Single Family Dwelling – *See Dwelling Unit*
- Single Family Attached Dwelling – *See Dwelling Unit*
- Single Family Detached Dwelling – *See Dwelling Unit*
- Single-Loaded Street
- Site
- Site Plan
- Skilled Nursing Facility – *See Elderly Housing*
- Slope, Cross
- Slope, Running
- Solar Access Development Permit – *See Solar Related Definitions, Section 3.0040*
- Solar Access Height Limit – *See Solar Related Definitions, Section 3.0040*
- Solar Energy Collecting Structure – *See Solar Related Definitions, Section 3.0040*
- Solar Feature – *See Solar Related Definitions, Section 3.0040*
- Solar Gain Line – *See Solar Related Definitions, Section 3.0040*
- Solar Reflective Index (SRI)
- Solar Related Definitions - *See Solar Related Definitions, Section 3.0040*
- South or South Facility – *See Solar Related Definitions, Section 3.0040*
- Spandrel Glass
- Special Event Banner Sign – *See Signs*
- Springwater Design District – *See Design District*
- Stand - *See Tree Related Definitions, Section 3.0050*
- Stands, Commercial
- Steep Slopes – *See Habitat Conservation Area Definitions, Section 3.0020*
- Storefront Window
- Stormwater Filtration
- Stormwater Planter
- Stormwater Pre-Treatment Facility – *See HCA, ESRA, Article 5 Definitions, Section 3.0030*
- Stormwater Runoff
- Stormwater Treatment
- Stormwater Quality Control Plan
- Story
- Story, First
- Stream – *See HCA, ESRA, Article 5 Definitions, Section 3.0030*
- Street, Road or Highway
- Structural Alteration Sign – *See Signs*
- Structural Sign – *See Signs*
- Structural Soil
- Structure
- Structure, Accessory
- Subdivide Land
- Subdivision Lot – *See Lot*
- Substantial Improvement
- Sun Screen/Sun Shade
- Sunchart – *See Solar Related Definitions, Section 3.0040*
- Temporary Health Hardship Dwelling – *See Dwelling Unit*
- Temporary Lawn Sign – *See Signs*
- Temporary Rigid Sign – *See Signs*
- Temporary Sign – *See Signs*
- Tenant
- Tentative Plan
- Top – *See Façade*
- Top of Bank – *See HCA, ESRA, Article 5 Definitions, Section 3.0030*
- Townhouse
- Tract
- Transit Facility
- Transit Streets and Routes
- Transit Supportive Use
- Transitional Setback Space
- Transom Window
- Transportation Facility
- Tree
- Buffer Tree
 - Canopy Tree – *See Shade Tree*
 - Deciduous Tree
 - Evergreen Tree
 - Hazardous Tree
 - Hogan Cedar Tree
 - Imminent Hazard Tree
 - Major Tree
 - Ornamental Tree
 - Parking Lot Tree
 - Perimeter Tree
 - Regulated Tree

- Shade Tree
- Significant Tree, Significant Grove
- Site Tree
- Site Tree
- Tree Caliper

Tree Protection Plan – *See Tree Related Definitions, Section 3.0050*

Tree Removal– *See Tree Related Definitions, Section 3.0050*

Tree Survey– *See Tree Related Definitions, Section 3.0050*

Tree Topping– *See Tree Related Definitions, Section 3.0050*

Tree Well - – *See Tree Related Definitions, Section 3.0050*

Truck – *See Motor Vehicle*

Underground Injection Control System

Under Marquee Sign – *See Signs*

Undevelopable Area

Unsafe Sign – *See Signs*

Urban Development Value – *See Habitat Conservation Area Definitions, Section 3.0020*

Urban Services

Use, Accessory

Use, Change of

Utility Facilities – *See Habitat Conservation Area Definitions, Section 3.0020*

Variance

Vehicle Rebuilding

Vehicle, Recreation

Vehicle Repair

Vehicle Sales and/or Rental Lot

Vehicular Way

Visible Transmittance

Walk, or Walkway

Wall

Water Dependent – *See Habitat Conservation Area Definitions, Section 3.0020*

Water Feature – *See HCA, ESRA, Article 5 Definitions, Section 3.0030*

Water Quality Manual

Water Quality Resource Area – *See HCA, ESRA, Article 5 Definitions, Section 3.0030*

Waters of the State – *See HCA, ESRA, Article 5 Definitions, Section 3.0030*

Watershed– *See HCA, ESRA, Article 5 Definitions, Section 3.0030*

Wet Weather Season

Wetland

Wind Sign – *See Signs*

Window Mullion

Window Sign, Inside – *See Signs*

Window Sign, Outside – *See Signs*

Wood Vegetation – *See HCA, ESRA, Article 5 Definitions, Section 3.0030*

Wood Vegetation Area – *See HCA, ESRA, Article 5 Definitions, Section 3.0030*

Wholesale Activities

Xeriscaping

Yard

- Front Yard

- Rear Yard

- Side Yard

Zero Lot Line- *See Lot Line*

Habitat Conservation Area Terms

- Building Footprint
- Building Site
- Developed Areas not Providing Vegetative Cover
- Developed Flood Area
- Disturb
- Disturbance Area
- Effective Impervious Area
- Habitat Conservation Area or HCA
- Low Structure Vegetation or Open Soils
- Open Space
- Practicable
- Riparian
 - Class I Riparian Area
 - Class II Riparian Area
- Routine Repair and Maintenance
- Setback Adjustment
- Significant Negative Impact
- Steep Slopes
- Urban Development Value

- Utility Facilities
- Water-dependent

HCA, ESRA, Article 5 Terms

- Aquatic Habitat
- Areal Cover
- Ecological Features (or Features)
- Ecological Functions (or Functions)
- Emergency
- Engineer
- Enhancement
- Erosion
- Fill
- Flood Areas
- Flood Management Areas
- Floodplain
- Forest Canopy
- Habitat-friendly Development
- Intermittent Streams
- Invasive Non-native or Noxious Vegetation
- Mitigation
- Native Vegetation or Native Plant
- Non-Woody Vegetation (Herbaceous Plants)
- Perennial Streams
- Redevelopment
- Restoration
- Sensitive Species
- Stormwater Pre-treatment Facility
- Stream
- Structure
- Top of Bank
- Water Feature (Body)
- Waters of this State
- Water Quality Resource Area
- Watershed
- Woody Vegetation Area
- Woody Vegetation

Solar Related Terms

- North-South Dimension
- Protected Solar Building Line
- Shade
- Shade Point

- Shade Reduction Line
- Shadow Pattern
- Solar Access Development Permit
- Solar Access Height Limit
- Solar Energy Collecting Structure
- Solar Feature
- Solar Gain Line
- South or South Facility
- Sunchart

Tree Related Terms

- Clear Cutting
- Critical Root Zone
- Crown Cover
- Diameter Breast Height
- Dripline
- Pruning
- Severe Crown Reduction
- Stand
- Tree Protection Plan
- Tree Removal
- Tree Survey
- Tree Topping
- Tree Well

3.0010 General Terms and Definitions

A-Board Sign. *See Signs.*

Abandoned Sign. *See Signs.*

Abut. Contiguous to; adjoining with a common boundary line or right-of-way.

Access. The place, means or way by which pedestrians, vehicles or both shall have safe, adequate and usable ingress and egress to a property or use. A private access is an access not in public ownership or control by means of deed, dedication or easement.

Access Aisle. Is an accessible pedestrian space between elements, such as parking spaces, seating and desks, that provides clearances appropriate for use of the elements.

Accessory Dwelling. *See Dwelling Unit.*

Accessory Structure. *See Structure, Accessory.*

Accessory Use. *See Use, Accessory.*

Accessway. A pathway designed for pedestrian and bicycle movement to provide direct and continuous access between transportation facilities and points of interest.

Acreage, Net. The area proposed for development measured to the property lines of the parcel(s) or development site boundary or lot after all deductions are made. Deductions include the area of streets, existing and proposed common easements for access, and new street dedications.

Adjacent. Near or close. For example, an Industrial District across the street from a Residential District shall be considered as "adjacent."

Adjustments. Modifications and reductions or additions to code standards which do not include variances.

Adult Foster Home. *See Residential Homes.*

Agricultural Use. The term includes farming, dairying, pasturage, horticulture, floriculture, viticulture, apiaries, and animal and poultry husbandry; it does not include the operation of a feed lot or other commercial feeding of animals.

Alteration. An "alteration" may be a change in construction or a change of occupancy. Where the term "alteration" is applied to a change of construction, it is intended to apply to any change, addition, or modification in construction. When the term is used in connection with a change of occupancy, it is intended to apply to changes of occupancy from one trade or use to another or from one division of trade or use to another.

Alteration, Structural. Any change or repair to the supporting members of a building or structure, such as alteration of bearing walls, foundation, columns, beams or girders. In addition, any change in the external dimensions of the building shall be considered a structural alteration.

Amateur ("Ham") Radio. Radio facilities operated for non-commercial purposes by licensed individuals interested in the construction and operation of radio equipment, usually as a hobby or avocation.

Amenity Zone. The area beginning at the back of the curb or outside edge of the street shoulder and extending to the property line, lying within the public right-of-way or on publicly owned property or in an easement. This area typically can include a planter strip with landscape plantings, street trees, and/or site furnishings like benches and lighting.

Ancillary Dwelling. *See Dwelling Unit.*

Animated Sign. *See Signs.*

Antenna. A structure designed for transmitting signals to a receiver or receiving station or for receiving television, radio, data, communication, or other signals from other antennas, satellites, or other services.

Antenna Support Structure. A tower, pole, mast, building, or other structure that is intended to support an antenna.

Apartment. Any building or portion thereof located on a single lot which is designed or built, rented or leased, and occupied as residence of three or more families, living and cooking independently of each other.

Applicant. A person submitting an application for development, a permit, or other required approval under the Code. “Applicant” includes the owner of the property subject to the application and any person designated by the owner to represent the owner, including a developer.

Aquatic Habitat. *See HCA, ESRA, Article 5 Definitions, Section 3.0030.*

Arboriculture. The care and maintenance of trees.

Arborist. A person possessing the education and technical competence through experience and related training to provide for or supervise the management of trees or other woody plants in a landscape setting.

- **Certified Arborist.** A tree care technician who has passed certifying exams and holds current status as a Certified Arborist through the International Society of Arboriculture (ISA). A Certified Arborist is qualified to prune, treat, or remove trees but is not considered a Qualified Arborist.
- **Consulting Arborist.** A professional in arboriculture who is a member of the American Society of Consulting Arborists (ASCA) or International Society of Arboriculture (ISA) and is qualified to bring a comprehensive, objective viewpoint to the diagnosis, appraisal, and evaluation of arboricultural issues.
- **Qualified Arborist.** A professional in arboriculture who has demonstrated professional expertise by membership in the consulting arborist’s professional organization (ASCA) and is qualified to provide expert testimony about various issues relating to trees and other woody plants.
- **Registered Consulting Arborist.** A Consulting Arborist who has completed additional requirements beyond those for basic membership in the ASCA and been recognized by the ASCA as having superior experience and expertise in the field of arboriculture.

Arcade. A covered pedestrian passageway or walkway, especially one lined with shops or store fronts; an arcade may be completely enclosed, partially enclosed, or an open air walkway. The arcade must be accessible for public circulation purposes.

Archaeological Object. An object that is at least 75 years old; comprises the physical record of an indigenous and subsequent culture; and is material remains of past human life or activity that are of archaeological significance including, but not limited to, monuments, symbols, tools, facilities, technological by-products, and dietary by-products.

Archaeological Site. A geographic locality, including but not limited to submerged and submersible lands, that contains archaeological objects and the contextual associations of the archaeological objects with each other, or biotic or geological remains or deposits.

Archaeologist. A person having the following qualifications:

1. A post-graduate degree in archaeology, anthropology, history, classics or other germane discipline with a specialization in archaeology or a documented equivalency of such a degree;
2. Twelve weeks of supervised experience in basic archaeological field research, including both survey and excavation and four weeks of laboratory analysis or curating; and
3. Has designed and executed an archaeological study, as evidenced by a Master of Arts or Master of Science thesis, or report equivalent in scope and quality, dealing with archaeological field research.

Areal Cover. *See HCA, ESRA, Article 5 Definitions, Section 3.0030.*

Assisted Living Housing. *See Elderly Housing.*

Attached Dwelling. *See Dwelling Unit.*

Auto-Dependent Use. A retail service use which provides direct services for motor vehicles where the customer may or may not wait at the site while the service or repair is being performed. Examples of auto-dependent uses are service stations, car washes, quick lubrication services, vehicle repair, transmission or muffler shops, auto body shops, alignment shops, auto upholstery shops, auto detailing, and tire sales and mounting. Auto-dependent use does not include auto sales lots.

Awning. A shelter that provides weather protection, usually constructed of non-rigid canvas or canvas-like

materials on a supporting framework that projects from the exterior wall of a building.

Awning Sign. *See Signs.*

Balcony. An exterior floor projecting from and supported by a structure without additional independent supports and is surrounded by a railing or balustrade.

Balloon Sign. *See Signs.*

Banner Sign. *See Signs.*

Base. *See Façade.*

Basement. A space wholly or partly underground, and having more than one-half (1/2) of its height, measured from its floor to its ceiling, below the average adjoining finished grade.

Bay (of building façade). Any division of a building between vertical lines or planes, especially the entire space between two adjacent supports.

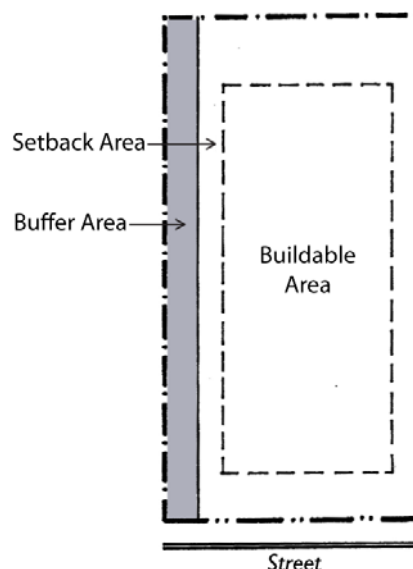
Bed and Breakfast Inn. A structure occupied as a single family residence in which sleeping rooms and a breakfast meal for overnight guests are provided on a daily or weekly basis for a fee.

Bench Sign. *See Signs.*

Berm. An earthen mound with landscaping designed to provide visual interest, screen undesirable views, provide drainage, and/or decrease noise.

Block. A parcel of land bounded by streets, railroad rights-of-way, parks, unsubdivided acreage, or a combination thereof.

Buffer Area. The horizontal distance generally adjacent to a property line which includes vertical elements which may include berms, plants, fences or walls and which may be occupied by screening, utilities, and landscaping materials.



Buffer Tree. *See Tree.*

Building. Any structure with a roof built for the support, shelter or enclosure of persons, animals, chattels, or property of any kind. *See also "Structure."*

Building Area or Building Envelope. The area of a lot, exclusive of setbacks, easements and other restrictions, where buildings may be constructed.

Building Code. The City of Gresham Building Code as adopted in the Gresham Revised Code, Article 10.0500.

Building Code Accessible. Describes a site, building, facility or portion thereof, that complies with the guidelines for accessibility in Chapter XI of the Building Code.

Building, Contiguous. A contiguous building for purposes of the Commercial Design Standards is a single building or combination of buildings planned as a single development, regardless of structural independence, development phase or final lot lines which have a continuous and/or common wall plane. Referred to herein as Building within **Section 7.0600**.

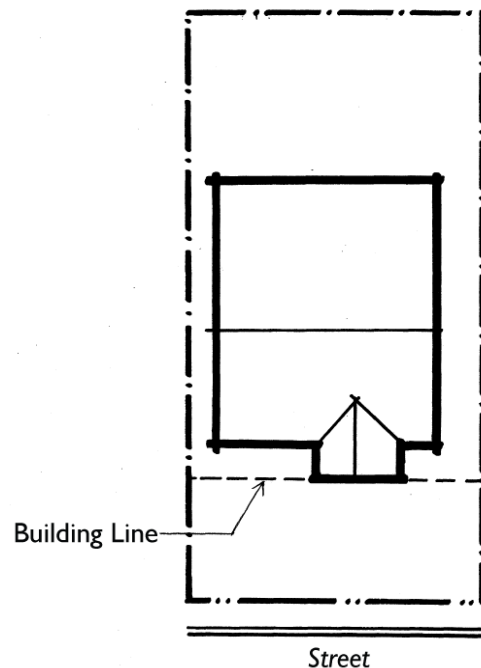
Building Coverage. That percentage of the total lot area covered by buildings, including covered parking areas.

Building Footprint. The total area of the building ground floor measured from the exterior faces of the building. See also **Section 3.0020** for Building Footprint as it applies to the Habitat Conservation Area.

Building Height. The vertical distance from the average elevation of the finished grade to the highest point of the structure (see also “Grade”).



Building Line. A line parallel to the front lot line and passing through the most forward point or plane of a building.



Building Site. *See Habitat Conservation Area Definitions, Section 3.0020.*

Bulkhead. The solid portion of wall below the glass of a storefront window whose purpose is to protect against abrasion or impact loads. The bulkhead is also commonly referred to as a knee-wall.

Business Service. Establishments engaged in rendering services to other businesses on a fee or contract basis, such as advertising, data processing, employment services, and consulting services.

Butterfly Roof. *See Roof.*

Caliper. *See Tree Related Definitions, Section 3.0050.*

Campground. A plot of ground upon which two or more campsites are located, established, or maintained for occupancy by camping units or recreational vehicles as temporary living quarters for recreation, education, or vacation purposes.

Canopy. An architectural projection that provides weather protection, identity or decoration and is supported by the building to which it is attached. A canopy is comprised of a rigid structure over which a rigid covering is attached. *See also "Sun Screen/Sun Shade."*

Carpool/Vanpool Parking. A parking space for a vehicle with two or more riders.

Carport. A roofed structure open on at least two sides, designed for or occupied by private passenger vehicles. Carports shall not include structured parking. *See also "Garage."*

Ceiling Height. The clear vertical distance from the finished floor to the finished ceiling.

Certified Arborist. *See Arborist.*

Change of Use. *See Use, Change of.*

Child Caring Facility. *See Residential Facility.*

Children's Play Equipment. A manufactured play structure on public or private land that is of commercial quality.

Circulation Path. An exterior or interior way of passage from one place to another for pedestrians, including, but not limited to, walks, hallways, courtyards, stairways and stair landings.

Citizen Band (CB) Radio. Two-way radio facilities operated for short-range personal and business communication at low power levels (15 W PEP TPO maximum) in the 27 megahertz (11 meter) band, without necessity of federal license, pursuant to 47 CFR Part 95.

City. The City of Gresham.

Civic Neighborhood Design District. *See Design District.*

Clear Cutting. *See Tree Related Definitions, Section 3.0050.*

Clear Vision Area. A triangular area at the intersections of streets with another street or with railroads or driveways. The purpose of the area is to provide drivers and bicyclists with an unobstructed cross-view for purposes of traffic safety.

Clearing. The act of removing vegetation or an existing impervious surface, such as but not limited to asphalt, concrete or buildings, so that bare earth or other surface that could potentially erode is exposed to the elements.

Co-locate. The location of two or more antennas operated by separate providers on the same support structure.

Commercial Development. Offices and clinics; retail trade establishments engaged in selling goods or merchandise to the general public for personal or household consumption; retail services establishments providing services or entertainment to the general public such as eating and drinking places, hotels, banks, theater; business establishments engaged in rendering services to other businesses on a fee or contract basis, such as advertising, data processing, employment services, and consulting services.

Commercial Parking Facility. Any parking lot or structure used for the sole purpose of paid parking not associated with any other use.

Common Wall. A continuous unbroken interior wall of at least 10 feet in length separating functional spaces of multiple attached dwellings. It must be a fire rated wall extending from foundation to or through the connected roof as required by applicable building codes. Other non-common wall sections for each unit need to be offset enough to meet normal yard setbacks.

Community Services. Public, semi-public, and certain private and non-profit uses that primarily serve the general public and are generally permitted in most land use districts. Community Services include public and private schools, churches, government facilities, utilities, cemeteries, parks, and other similar uses as listed in **Section 8.0100** – Community Services.

Comprehensive Plan. *See Gresham Community Development Plan.*

Condominium. Any building containing one or more units which is: a) subject to a declaration filed pursuant to ORS 100.005 to 100.990 and; b) in which there is a private ownership of individual units and common ownership of common areas.

Condominium Conversion. The filing of a declaration pursuant to ORS 100.005 to 100.990, or the sale by a declarant or condominium units that were previously rental units. This is also known as conversion to unit ownership.

Condominium Unit. Any individually owned unit in a condominium.

Consulting Arborist. *See Arborist.*

Congregate Housing. *See Elderly Housing.*

Continuing Care Retirement Community. *See Elderly Housing.*

Corner Lot. *See Lot.*

Cornice. The uppermost section of projecting ornamental moldings along the top of a building just below a roof or the top of a wall.

Corridor Design District. *See Design District.*

Court. An open, unoccupied space extending not more than 24 inches below finish grade and bounded on two or more sides by the walls of the building. An inner court is a court entirely within the exterior walls of a building. All other courts are outer courts.

Courtyard. An open and uncovered space that is typically landscaped and includes walkways and lawn or garden ornamentations, is pedestrian friendly, is either enclosed or bordered on at least three sides by a building or buildings, and is at grade with said building(s). Courtyards are generally larger and more multifunctional than courts (see also “Court”).

Courtyard Development. A development consisting of a single building or multiple buildings that border an open area, court, or courtyard, on three or more sides. The courtyard area may or may not be open to the street and is generally landscaped and includes walkways, but does not include parking areas or vehicle access ways. Courtyard developments may contain attached housing (multi-family or condos), single family attached housing, community services, commercial or mixed uses.

Critical Root Zone. *See Tree Related Definitions, Section 3.0050.*

Crosswalk. A portion of the public right-of-way used primarily for pedestrian travel through or across any portion of a transportation facility.

Crown Cover. *See Tree Related Definitions, Section 3.0050.*

Curb Cut. The entire variation from curb grade, including driveway approach and the area of transition from the sidewalk and curb grades to the driveway approach ramp grades.

Curb Ramp. An area, typically part of a pedestrian accessible route, designed to transition non-vehicular traffic from one elevation to another, such as sidewalk transitions to street crossings. Curb Ramps are limited to maximum running slopes of 1:12 and cross slopes of 1:50.

Customer. An individual who purchases, or is looking to purchase, goods and/or services for themselves, family members, or others. For home occupations, customer visits shall be measured in terms of trips per

day.

Dead-End Street. A street or series of streets which can be accessed from a single street. Dead-end streets can be either temporary (intended for future extension as part of a future street plan) or permanent.

Deciduous. A plant with foliage that is shed annually.

Deck. An exterior floor system supported on at least two opposing sides by an adjoining structure and/or posts, piers, or other independent supports.

Dedication. The designation or transfer of land by its owner for any general or public use.

Density, Net. The number of dwelling units per unit of land is expressed as the number of square feet of land per dwelling unit. The net density for any lot is computed by dividing the net square footage of the parcel by the number of dwelling units. The net square footage is determined by subtracting from the total square footage of the parcel that area deemed necessary for street dedication and, for development in the LDR-5, LDR-7, TLDR and TR Districts, that area used for private streets and common driveways. The land area dedicated without compensation for the widening or the extension of a public street may be included in calculating the number of attached dwelling units permitted on a lot in all other districts. Accessory and ancillary dwelling units do not count towards density requirements. For the purpose of calculating minimum net density, the Habitat Conservation Area (HCA) and areas with slopes of 25% and greater are also deducted from the total square footage of a parcel.

Design District. Provides guidelines and standards for development activity in clearly defined special design areas. It can be used to ensure the conservation, continuity, enhancement, and continued vitality of the identified scenic, architectural, and cultural values of each design district and to promote quality development in centers, near transit facilities, and similar areas. Six initial design districts are generally described as:

- **Civic Neighborhood Design District** is generally all of the Civic Neighborhood Plan District; Station Center (SC) lands south side of Division and west of Eastman; Community Commercial (CC) land north of Burnside and west of Eastman; and Transit Low Density Residential (TLDR) and Corridor Mixed Use (CMU) west of Eastman along Division.
- **Corridor Design District** is generally those corridor districts -- Corridor Multi-Family (CMF); Corridor Mixed Use (CMU); Moderate Commercial (MC) and Community Commercial (CC); and those residential districts – Moderate Density Residential-12 (MDR-12), Moderate Density Residential-24 (MDR-24) and Office/Residential District (OFR) that are not included in another Design District.
- **Downtown Design District** is all of the Downtown Plan District (DPD) lands as described in **Section 4.1100**. This area generally encompasses properties between Eastman on the west, Hogan on the east, both sides of Burnside to the north and both sides of Powell to the south.
- **Pleasant Valley Design District** is generally the Pleasant Valley Town Center (TC-PV) and the Medium Density Residential-Pleasant Valley (MDR-PV) and High Density Residential-Pleasant Valley (HDR-PV).
- **Rockwood Design District** is generally the Rockwood Town Center (RTC) lands and the Station Center (SC) lands along the MAX line from the west City limits to Birdsdales including the SC-Ruby Junction (SC-RJ) lands.
- **Springwater Design District** is generally the Springwater Village Center (VC-SW) and the abutting Townhouse Residential (THC-SW) land to the east of the VC-SW.

Design Guidelines. A set of design parameters for development in design districts that are based on the established design principles. The design guidelines are discretionary in nature and are used to evaluate the acceptability of a project's design. Design guidelines provide the opportunity for creative design flexibility.

Design Principles. General statements that will guide the design of the built environment in design

districts. They are the connection between general planning goals and policies and implementing design guidelines and standards.

Design Standards. A set of objective requirements for development in design districts that are based on design principles. Design standards provide a clear and objective way of evaluating the acceptability of a project's design.

Design Storm. A rainfall event of a specified duration (e.g., 6-, 12-, 24-hour) and return frequency (e.g., 2-, 10-year) that is used to calculate the runoff volume and/or discharge rate to be used for design of stormwater systems.

Detention. The temporary storage of stormwater runoff to control peak discharge rates and/or provide gravity settling of sediment and other pollutants prior to discharge to the storm sewer or natural drainage channel (e.g., stream).

Developed Areas not Providing Vegetative Cover. *See Habitat Conservation Area Definitions, Section 3.0020.*

Development. Any man-made change to improved or unimproved real estate, including but not limited to construction, installation or alteration of buildings or other structures; condominium conversion; land division; establishment or termination of a right of access; storage on real property; tree removal; drilling; and site alteration such as that due to land surface mining, dredging, grading, paving, excavation, or clearing.

Development Permit. A permit issued by the Manager for a development which is in compliance with the requirements of the Community Development Code and the Comprehensive Plan.

Development Site. The total area of a parcel(s) or lot(s) where development is proposed on a property or group of properties that may or may not be under the same ownership.

Diameter Breast Height. *See Tree Related Definitions, Section 3.0050.*

Digital Flood Insurance Rate Map (DFIRM). The official digital map on which the Federal Insurance Administration has delineated both the areas of special flood hazards and the risk premium zones applicable to the community.

Direct Illumination Sign. *See Signs.*

Directional Sign. *See Signs.*

Directional Signs, Institutional Campus. *See Signs.*

District. A portion of the territory of the City within which certain uniform regulations and requirements or various combinations thereof apply under the provisions of this ordinance.

Disturb. *See Habitat Conservation Area Definitions, Section 3.0020.*

Disturbance Area. *See Habitat Conservation Area Definitions, Section 3.0020.*

Double Frontage Lot. *See Lot.*

Downtown Design District. *See Design District.*

Dripline. *See Tree Related Definitions, Section 3.0050.*

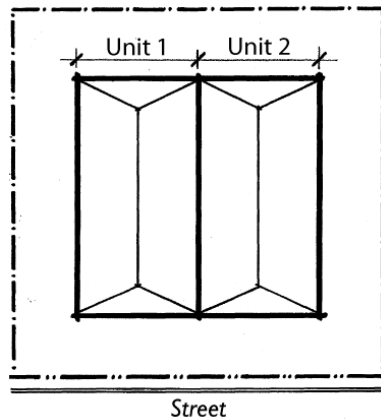
Drive-Through Use. A drive-through use is a business activity involving buying or selling of goods or the provision of services where one of the parties conducts the activity from within a motor vehicle. Facilities usually associated with a drive through use are queuing lanes, service windows, and service islands for vehicular use.

Driveway (Drive). An area that provides access for vehicles to a site.

Driveway Approach. The portion of the driveway which connects to a street and generally is within the public right-of-way. See also the Public Works Standards.

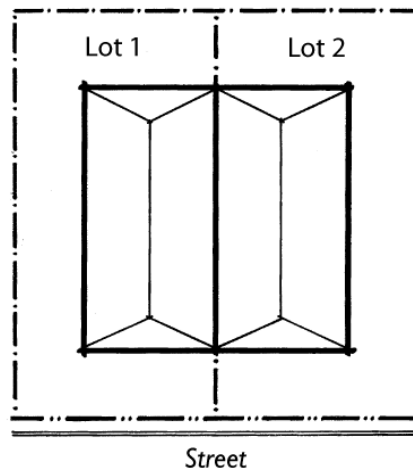
Driveway, Shared. A single driveway serving two or more lots.

Duplex. A building on a single lot containing two dwelling units that share a common wall, floor, or ceiling.



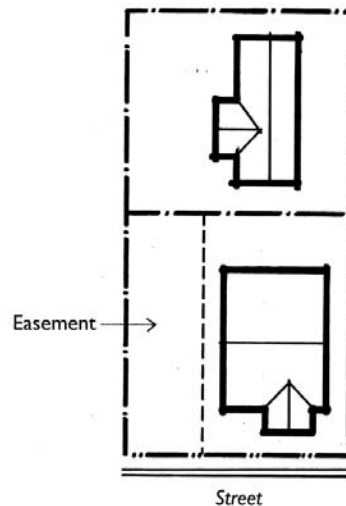
Dwelling Unit. One or more rooms designed for residential occupancy by one family and having only one cooking facility. A single-family house and an apartment unit are each considered to be a dwelling unit as per this definition.

- **Accessory Dwelling.** A dwelling unit either within or added to a dwelling or over a garage that is accessory to a single family dwelling. The accessory unit functions as a complete, independent living facility with provisions within the unit for a separate kitchen, bathroom and sleeping area.
- **Ancillary Dwelling.** A second dwelling unit located on the same lot as a single-family dwelling.
- **Attached Dwelling.** A dwelling unit in a multi-family structure that shares a common wall, floor or ceiling with another dwelling unit within a residential building on a single lot, or, as permitted by the district, within a mixed-use building on a single lot.
- **Single Family Dwelling.** A detached building designed for occupancy by one family.
- **Single Family Attached Dwelling.** A single family dwelling unit, located on its own lot, that shares one or more common walls with one or more single family attached dwelling units. It does not share common floors or ceilings with other single family attached dwelling units and multiple single family attached units are typically constructed in a linear design. Townhouses that locate each dwelling unit on its own lot are also single family attached dwellings.



- **Single Family Detached Dwelling.** A detached building designed for occupancy by one family. A detached single-family dwelling on a single lot is often referred to as a single-family house, home, or residence.
- **Temporary Health Hardship Dwelling.** A manufactured home temporarily placed with an existing single-family dwelling and intended to provide convenient, temporary housing for persons with a demonstrated health hardship.

Easement. The recorded right that allows others to use a defined area of property for specific purpose(s), such as access or utilities.



Easement, General Utility. A specific described area of land that is dedicated and recorded for public utility uses including water, sewer, stormwater, electricity, natural gas, telephone lines, and maintenance access.

Eco-Roof. Also known as Green Roof. A roof that has been constructed with an impermeable barrier, overlain with a layer of planting media (such as soil or other) and vegetation, with the purpose of slowing and filtering stormwater, insulating the building, and reducing the urban heat-island effect.

Ecological Features. See HCA, ESRA, Article 5 Definitions, **Section 3.0030.**

Ecological Functions. See HCA, ESRA, Article 5 Definitions, **Section 3.0030.**

Effective Impervious Area. See Habitat Conservation Area Definitions, **Section 3.0020.**

Elderly Housing. Housing for individuals 55 years old or older, or for married couples where at least one of the spouses is 55 years old or older or for disabled persons. Elderly housing shall qualify as housing exempt from the prohibition against discrimination based on familial status as set forth in the Fair Housing Act and the rules and regulations of the United States Department of Housing and Urban Development, as set forth in 24 C.F.R. Chapter 1, Part 100, Sections 302-304.

The term "elderly housing" does not include a single-family detached dwelling, a single-family residential subdivision, residential facility or residential home. Elderly housing may consist of any one or any combination of the following:

- **Assisted Living Housing.** Assisted living housing contains separate living units and is designed to support resident independence in a residential setting and to promote the concept of "aging in place." Assisted living housing offers a range of services, available on a 24-hour basis, for support of resident choice, dignity, privacy, individuality, independence and home-like surroundings.
- **Congregate Housing.** Congregate housing is a specially planned, designed, and managed multi-unit rental housing with self-contained apartments. It is designed to provide supportive

environments, but also to accommodate a relatively independent lifestyle. Typically, a limited number of support services, such as meals, laundry, housekeeping, transportation, and social and recreational activities, are provided.

- **Continuing Care Retirement Community (CCRC).** A housing development that is planned, designed, and operated to provide a full range of accommodations and services, including independent living, congregate housing, and medical care. Residents may move from one level to another as their needs change. Such facilities may offer a guarantee of lifetime care, including health care, secured by contracts that require payment of an entrance fee, as well as regular monthly maintenance fees. Other CCRCs include a limited amount of health care as part of the standard fee or they may charge on a pay for service basis. CCRCs may offer rentals as well as ownership options.
- **Immediate Care Facility.** An Immediate Care Facility is designed for persons who do not require round-the-clock nursing, but who do need "preventive care" with less than continuous licensed nursing care or observation. It provides 24-hour service with physicians and nurses in supervisory roles. Such facilities emphasize personal and social care.
- **Retirement Housing.** Retirement housing is designed for independent living and each unit has a full kitchen and bath. Retirement housing generally is located in multi-unit structures, similar to multi-family structures, although seniors only manufactured dwelling parks would also qualify for this category. A few services such as group trips or recreation or other services may be offered.
- **Skilled Nursing Facility (Nursing Home).** A skilled nursing facility provides a full range of 24-hour direct medical care, nursing, and other health services. Nurses provide services prescribed by a resident's physician. It is for persons who need health supervision but not hospitalization. The emphasis is on nursing care, but restorative physical, occupational, speech, and respiratory services are also provided. Common eating and cooking facilities are provided.

Electronic Message Center Sign. *See Signs.*

Emergency. *See HCA, ESRA, Article 5 Definitions, Section 3.0030.*

Employees. All persons, including proprietors, working on the premises of a business.

Emissivity or Emittance. Infrared emissivity (or emittance) is a measure of the ability of a surface to shed some of its heat (in the form of infrared radiation) away from the surface (i.e., roofing membrane). High infrared emissivity helps keep surfaces cool. Metallic surfaces have a low infrared emissivity.

Engineer. *See HCA, ESRA, Article 5 Definitions, Section 3.0030.*

Enhancement. *See HCA, ESRA, Article 5 Definitions, Section 3.0030.*

Entry. Any access point to a building or portion of a building or facility used for the purpose of entering. An entry includes the approach walk; the vertical access leading to the entry platform; the entry platform itself; vestibules, if provided; the entry door(s) or gate(s); and the hardware of the entry door(s) or gate(s). A primary entry is a type of entry.

Entry, Primary. A principal entry for people into a building which faces a public street.

Erosion. *See HCA, ESRA, Article 5 Definitions, Section 3.0030.*

Erosion and Sediment Control. Practices and methods employed to reduce or prevent soil erosion and sedimentation (accumulation or buildup of sediments) resulting from soil disturbing activities or weather events. See the Erosion Prevention and Sediment Control Manual for local requirements.

Erosion Prevention and Sediment Control Manual (EPSC Manual). A manual adopted by the City to specify requirements and acceptable methods for erosion prevention and sediment control in the City.

Erosion Prevention and Sediment Control Plan. A plan for providing erosion prevention and sediment control as described in the EPSC Manual.

Evergreen. Varieties of plants (including groundcover, shrubs and trees) with foliage that persists and remains green year-around.

Exit. A way of departure from the interior of a structure to the open air outside at the ground level. It should be a continuous and unobstructed means of egress to a public way and shall include intervening doorways, corridors, ramps, stairways, smoke proof enclosures, horizontal exits, exit courts, and yards.

Facade. All exterior walls or faces of a building facing a public way or space. This may include the front, sides and/or rear of the building.

- **Base.** The lower portion of the building façade adjacent to the ground. This may include windows, texture, projections, awnings, canopies, ornamental detailing, etc. to enhance the pedestrian realm at the street level.
- **Top.** The upper portion of a building façade. This may include cornice detailing, roofs, dormers, and gable ends, etc.
- **Prominent Façade Sections.** Select areas of buildings which shall receive special design attention due to their location. These include building corners which front intersections of public streets or façade sections facing an intersection of two (2) arterial streets and façade sections which terminate the view down a right-of-way or primary internal drive.

Face of a Building. All window and wall areas of a building in one elevation.

Face Sign. *See Signs.*

Family. An individual, or two or more persons related by blood, marriage, adoption, or legal guardianship, living together in a dwelling unit in which meals or lodging may also be provided for not more than four additional persons, excluding servants, who need not be related by blood, marriage, adoption, or legal guardianship. Residents and staff of residential homes as defined in ORS 197.660(2) shall be considered a family for purposes of this ordinance.

Fascia Sign. *See Signs.*

Fast Food Service. The retail sales in a building of convenience food or specialty menu items, and ordered and served at a counter or window, whether for consumption on or off the premises, when the facility is designed primarily to serve customers arriving by automobile. Such food items include, but are not limited to, dairy products, donuts, fish and chips, fried chicken, hamburgers, hot dogs, ice cream, pizza, sandwiches, soft drinks or tacos.

Fence. An artificially constructed barrier of any material or combination of materials erected to enclose, screen, or separate areas. For purposes of **Section 9.0100**, walls are a type of fence.

Fill. *See HCA, ESRA, Article 5 Definitions, Section 3.0030.*

Findings. A written statement of facts, conclusions and determinations based on the evidence presented in relation to the approval criteria and prepared by the approval authority in support of a decision.

Fin Sign. *See Signs.*

Flag Lot. *See Lot.*

Flag Pole. *See Lot.*

Flap Sign. *See Signs.*

Flashing Illumination Sign. *See Signs.*

Fleet Vehicle. *See Motor Vehicle.*

Flood or Flooding. A general and temporary condition of partial or complete inundation of normally dry land areas from:

1. The overflow of inland waters and/or
2. The unusual and rapid accumulation of runoff of surface waters from any source.

Flood Areas. *See HCA, ESRA, Article 5 Definitions, Section 3.0030.*

Flood, Base. A flood having a one percent chance of being equaled or exceeded in any given year. Also

referred to as the “100-year flood”.

Flood Insurance Rate Map (FIRM). The official map on which the Federal Insurance Administration has delineated both the areas of special flood hazards and the risk premium zones applicable to the community.

Flood Insurance Study. The official report provided by the Federal Insurance Administration that includes flood profiles, the Flood Boundary-Floodway Map, and the water surface elevation of the base flood.

Flood Management Areas. *See HCA, ESRA, Article 5 Definitions, Section 3.0030.*

Floodplain. Any land area susceptible to being inundated by flood waters from any source. See also “Flood or Flooding.” See Also the HCA, ESRA, Article 5 Definition in **Section 3.0030** for use of this term in those areas.

Floodway. The channel of a river or other watercourse and that portion of the adjacent floodplain that must remain open to permit passage of the base flood without cumulatively increasing the water surface elevation more than a designated height, usually one (1) foot.

Floor Area. The gross area, under roof, of all of the habitable floors of a building, measured from the interior of exterior walls, excluding only space devoted to off-street parking or loading and excluding basement area.

Floor Area Ratio. The amount of floor area in relation to the amount of site area, expressed in square feet. For example, a floor area ratio of 2 to 1 means two square feet of floor area for every one square foot of site area.

Fore-Court. An open area in front of a building’s main entrance.

Forest Canopy. *See HCA, ESRA, Article 5 Definitions, Section 3.0030.*

Forestry Stewardship Council (FSC) Rating. This is a rating system for wood products whereby certification is granted from the Forestry Stewardship Council’s accredited independent certifiers that evaluate forest management for environmental responsibility, social benefit and economic viability.

Free-Standing Sign. *See Signs.*

Frontage. That portion of a parcel of lot which abuts a transportation facility. Frontage may also refer to: other types of frontage, the façade of a building, or a frontage road, depending on the context of the term in the Code.

Front Lot Line. *See Lot Line.*

Front Yard. *See Yard.*

Future Street Plan. An approved plan for continuation of streets into adjacent property.

Galleria. A functional interior open space accessible to the public during business hours. It must connect areas of pedestrian activity.

Garage. An accessory building or portion of a principal building intended for the parking of vehicles. A carport shall also be considered a garage.

Geologist, Registered. Shall mean that person registered with the State of Oregon under the provisions of ORS 672.505 to 672.705.

Grade. The lowest point of elevation of the finished surface of ground, paving or sidewalk within the area between the building and the property line, or when the property line is more than five (5) feet from the building, between the building and a line five (5) feet from the building.

Green Street. A street that incorporates Green Development Practices within or adjacent to the right-of-way to treat, retain, and infiltrate stormwater runoff. Green Street section and design standards are included in the City of Gresham’s Public Works Standards for each street classification. Green Streets typically use rain gardens, stormwater planters, or porous pavement to manage stormwater runoff.

Gresham Community Development Plan, or Community Development Plan. A plan adopted by the City which is intended to guide the future development of this community. It is also known as the Comprehensive Plan. This plan includes five volumes:

1. Volume I - Findings Document
2. Volume II - Policies
3. Volume III - Gresham Community Development Code, also known as the Development Code or Code
4. Volume IV – Transportation System Plan
5. Volume V – Capital Improvement Plan

Gresham Development Plan Map. The Plan Map identifies the land use designations assigned to all property within the City of Gresham. The Plan Map is included as Appendix C of Volume II of the Gresham Community Development Plan.

Gresham Public Works Standards. The Gresham Public Works Standard Details, Construction Specifications, Design Standards and Erosion Prevention and Sediment Control Manual.

Grocery Store. A retail trade establishment in which more than 50% of the public floor area is dedicated to the sale of perishable and non-perishable food items which are intended for preparation and consumption off site.

Ground Floor. Any occupiable floor less than one story above or below grade with direct access to grade. A building or facility always has at least one ground floor and may have more than one ground floor where a split-level entry has been provided or where a building is built into a hillside.

Ground Floor Height. The vertical distance from the upper surface of the ground floor to the upper surface of the floor immediately above. (See also Story).

Groundcover. Turf grass and low plants that cover the ground in place of turf grass. Low plants normally reach an average maximum height of not more than 24 inches at maturity. For required landscaping, groundcover does not include any substitution of bark mulch, bark chips, gravel, or rock in place of living plant materials except as prescribed in the city's Erosion Prevention and Sediment Control Manual.

Grubbing. The removal of any type of rooted vegetation from land by digging, raking, dragging, or otherwise disturbing the roots of such vegetation and soil.

Habitable Floor. Any floor usable for living purposes, which includes working, sleeping, eating, cooking or recreation, or a combination thereof. A floor used only for storage purposes is not a "habitable floor."

Habitat Conservation Area or HCA. *See Habitat Conservation Area Definitions, Section 3.0020.*

Habitat Friendly Development. *See HCA, ESRA, Article 5 Definitions, Section 3.0030.*

Hazardous Tree. *See Tree.*

Height Transition Area. A horizontal distance requirement between building and property line.

Helicopter Landing Facility. Any area used for the landing and take off of helicopters including heliports, helipads, and helistops. Peripheral areas, hangars, parking pads, passenger terminals, and helicopter service areas are also part of such facilities.

Helicopter Trip. Each landing or take-off of a helicopter. A landing and a take-off is counted as two trips.

Hogan Cedar Tree. *See Tree.*

Home Occupation. A business or commercial activity conducted within a dwelling unit by the permanent residents thereof, said use being secondary to the use of the dwelling for living purposes, and which complies with the terms and conditions of the Gresham Community Development Code.

Hotel. A building or portion thereof, with rooms designed or intended to be used, subletted, or hired out for the purpose of offering lodging on a day-to-day basis to the general public. Motels and apartment hotels shall be classified as hotels.

Illuminated Awning Sign. *See Signs.*

Immediate Care Facility. *See Elderly Housing.*

Imminent Hazard Tree. *See Tree.*

Indirect Illumination Sign. *See Signs.*

Infill Lots and Parcels. *See Lot.*

Infiltration (in the context of stormwater), or Stormwater Infiltration. Also referred to as stormwater retention. The permanent storage and disposal of stormwater, through percolation into the ground. This may occur via the soil surface or the subsurface. The stormwater hierarchy in the Water Quality Manual applies, and a DEQ authorization is required for subsurface infiltration that meets the definition of an Underground Injection Control system.

Installation Sign. *See Signs.*

Institutional Campus. A community service use consisting of one or more contiguous lots or site at least 20 acres in size owned or managed by a single entity and providing public/semi-public and private community services such as higher educational facilities and hospital campuses with affiliated health care services.

Intent. A statement indicating the purpose of what the Design Guidelines and Standards regulations are designed to achieve.

Interior Lot. *See Lot.*

Internal Signs, Institutional Campus. *See Signs.*

Intermittent Streams. *See HCA, ESRA, Article 5 Definitions, Section 3.0030.*

Internal Illumination Sign. *See Signs.*

Invasive Non-Native or Noxious Vegetation. *See HCA, ESRA, Article 5 Definitions, Section 3.0030.*

Irregular Shaped Lot. *See Lot.*

Joint Development. Joint development is real estate development that is closely linked to public transportation services and light rail station facilities and takes advantage of the market and locational benefits provided by them. Joint development can include the physically related or air rights development of a light rail station, and park and ride lots, or the development of properties directly abutting and functionally linked with light rail stations and park and ride lots.

Kitchen. A room used or designed to be used for the preparation of food.

Laboratories/Research and Development Facilities. Firms which undertake scientific, medical and/or high tech research, development and product or equipment design activities in a setting which combines offices and laboratories and may include small-scale manufacturing.

Land Division. The process of dividing land to create lots or parcels.

Landing. Is a level area, within or at the terminus of a stair or ramp.

Landscaping. Site improvements which include lawn, groundcover, trees, plants and other natural and decorative features, including but not limited to, patios or plazas open to the public or open commonly to residents and street furniture and walkways which are contiguous and integrated with plant material landscaped areas.

Except as allowed elsewhere in the Community Development Code, all areas to be credited towards landscaping must be installed with growing plant materials. Mulch, bark chips, and similar materials may be used only as a temporary groundcover at the time of planting.

The verification of plant materials requiring specific characteristics can be achieved by any of the following methods:

1. Description in Sunset Western Garden Book (Editor Sunset Books, 1988 or later edition), or
 2. By an appendix or definition in the Community Development Code, or
 3. By specific certification by a licensed landscape architect.
- **Parking Lot Landscaping.** Landscaped areas that are located within ten (10) feet of parking modules, internal drive aisles or parking stalls. This landscape area includes parking area perimeter

buffers, landscaped islands, major landscape islands, tree wells and landscaping on internal public streets, primary internal drives and site buffers. Paved surfaces and walkways do not count toward any landscape area calculations for commercial developments in the Corridor Design District.

LEED™. The Leadership in Energy and Environmental Design Green Building Rating System developed by the U.S. Green Building Council (USGBC) which provides standards for environmentally sustainable design, construction and operation of buildings and neighborhoods.

Legal Description or Property Description. The metes and bounds description, recorded subdivision lot and block number, or parcel number and the recorded number for a partition plat, or tax lot, section, township and range description for a property.

Level of Service (LOS). A standard of a street's carrying capacity, based upon prevailing roadway, traffic, and traffic control conditions during a given time period. The Level of Service range, from LOS A (free flow) to LOS F (forced flow), describes operational conditions within a traffic stream and their perception by motorists/passengers.

Light Cut-off. An outdoor lighting fixture designed to direct light (usually downward) and prevent light from being emitted outside the area intended for lighting.

Liner Space. Small commercial tenant space along the perimeter of a large commercial building. A liner space typically has an individual storefront and an entry from the exterior of the building. This space(s) can be used to conceal outdoor loading areas.

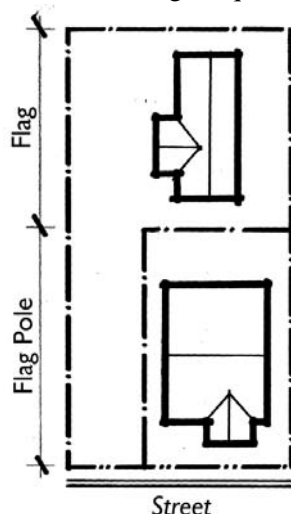
Lintel. A horizontal structural beam above an opening, such as a window or door that may be expressed externally as an architectural feature.

Live-work. A live-work unit is a structure that combines a limited office, retail service, and/or business service use with a residential living space. The commercial space may be used by anyone residing at the unit and by no more than two non-resident employees.

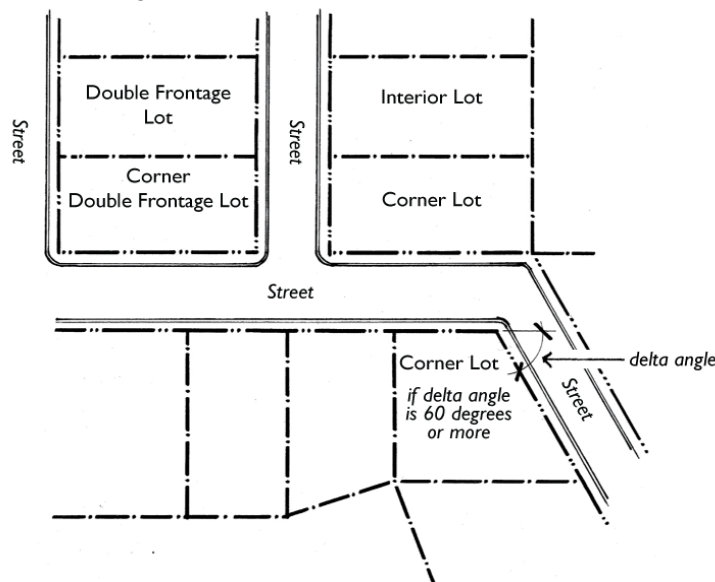
Local Review. The review of a development permit through all City review levels, including appeals, terminating with the City Council.

Lot. A generic term that describes any unit of land.

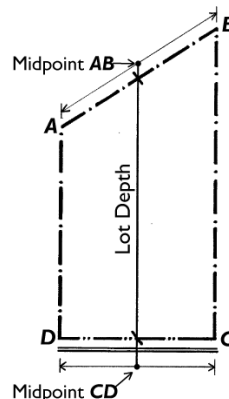
- **Corner Lot.** A lot that has frontage on two or more streets. A corner lot also includes a lot abutting the inside curve of a street with a delta angle, as used on plats, of 60 degrees or more.
- **Double Frontage Lot.** A lot with street frontage along two opposite boundaries.
- **Flag Lot.** A lot with two distinct parts: the flag, which is the only building site, located behind another lot; and the flag pole, which connects the flag to the street, provides the only street frontage for the lot and is narrower than the street frontage required for that district.



- **Flag Pole.** The narrow portion of a flag lot needed to provide vehicular access from the street to the remainder of the parcel. A flag pole is typically under parent parcel ownership, but may be allowed as an easement for shared access across an adjacent ownership or as interim access pending future street development.
- **Infill Lots and Parcels.** For the purposes of **Section 4.0138**, Infill Lots and Parcels are those existing or proposed lots or parcels that are non-standard. A non-standard residential lot or parcel is one which either does not meet the standard lot depth, width, size or frontage requirements for the district.
- **Interior Lot.** A lot other than a corner lot, with frontage only on one street.
- **Irregular Shaped Lot.** A lot that is other than rectangular in shape.
- **Rectilinear Lot.** A lot where the side lot lines are perpendicular to the street upon which it faces, or are radial to the street in the case of a curved street.
- **Subdivision Lot.** A single unit of land legally created by a subdivision in accordance with the City of Gresham subdivision regulations.



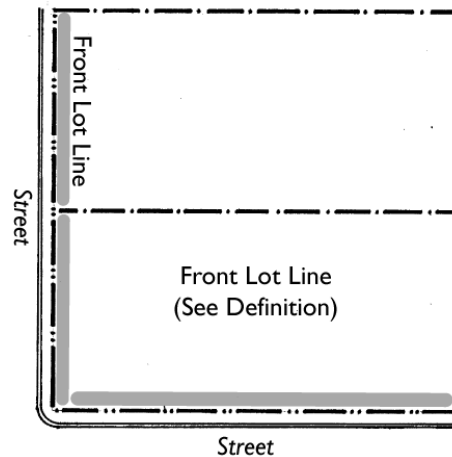
Lot Depth. The perpendicular distance measured from the mid-point of the front lot lines to the mid-point of the opposite, usually the rear, lot line. See also Lot Width.



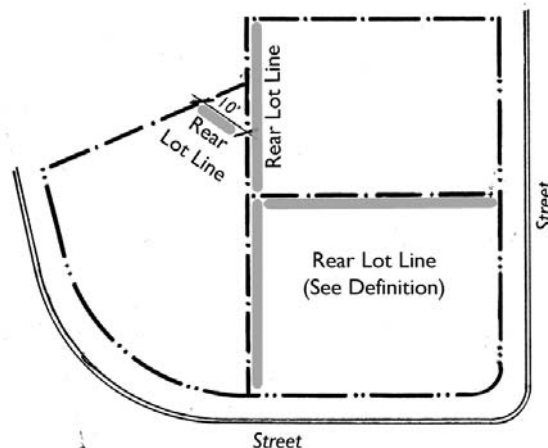
Lot Line. Any property line bounding a lot.

- **Front Lot Line.** For an interior lot, the lot line abutting a street;. In the case of a corner lot, where there is an existing building, the front lot line is determined by the orientation of the front door. For

a corner lot where there is no existing building, the front lot line is determined by the orientation necessary to achieve lot depth. If lot depth may be met in both directions, then the applicant may determine which lot line is the front lot line. In cases where the front lot line is disputable, the Manager shall determine the front lot line. For double frontage lots, the front lot line shall be determined by the Manager except when an access control strip has been required along one of the streets of a double frontage lot by a governmental agency. In that instance, the line separating the lot from this street shall become the rear property line. A lot line abutting an alley is a rear lot line. For flag lots and non-frontage lots where lot depth is met in both directions, the front lot line shall be determined by the Manager.



- Northern Lot Line.** The lot line that is the smallest angle from a line drawn east-west and intersecting the northernmost point of the lot, excluding the pole portion of a flag lot. If the north line adjoins an undevelopable area other than a required yard area, the northern lot line shall be at the north edge of such undevelopable area. If two lot lines have an identical angle relative to a line drawn east-west, then the northern lot line shall be a line 10 feet in length within the lot parallel with and at a maximum distance from the front lot line.
- Rear Lot Line.** A lot line which is opposite to and more distant from the front lot line. In the case of an irregular or triangular shaped lot, an imaginary lot line ten feet in length shall be drawn within the lot parallel to and at the maximum distance from the front lot line. In the case of a double frontage lot, each street has a front lot line except when an access control strip has been required along one of the streets by a governmental agency, in which case the line separating the lot from this street becomes the rear property line. A lot line abutting an alley is a rear lot line.



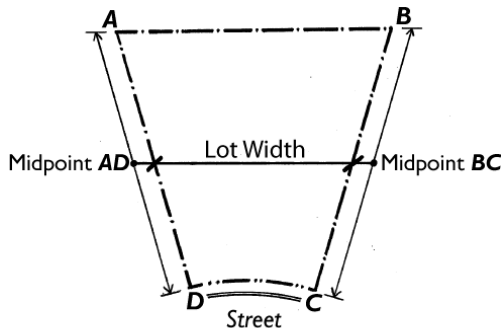
- **Side Lot Line.** Any lot line which is not a front or rear lot line.
- **Zero-Lot Line.** A condition created through a land division process where the lots have setbacks less than that required in the underlying land use district.

Lot Line Adjustment. An adjustment of a property line by the relocation of a common lot line where no additional lots are created or where lots are consolidated resulting in fewer lots.

Lot of Record.

1. A platted lot. Platted lots that were recorded with Multnomah County after December 16, 1975, where City of Gresham approval was required but not sought and granted prior to recordation, are not recognized as lots of record.
2. Land for which a deed or other instrument describing the land was recorded with Multnomah County prior to December 16, 1975, or either approved by Multnomah County or recorded prior to July 26, 1979, if annexed after that date.

Lot Width. The perpendicular distance measured between the mid-points of the two principal opposite side lot lines and at approximately right angles to the lot depth. See also Lot Depth.



Low Structure Vegetation or Open Soils. See *Habitat Conservation Area Definitions, Section 3.0020.*

Maintain. To cause or allow to continue in existence; when the context indicates, maintain shall mean to preserve and care for a structure, improvement, conditions or landscape area so that it remains attractive, safe and presentable and carries out the purposes for which it was installed, constructed or required.

Maintenance Sign. See *Signs.*

Major Tree. See *Tree.*

Manager. The City Manager of the City of Gresham acting either directly or through authorized representatives.

Mansard Wall Sign. See *Signs.*

Manufactured Dwelling. The term "Manufactured Dwelling" means:

1. Residential trailer, a structure constructed for movement on the public highways, that has sleeping, cooking and plumbing facilities, that is intended for human occupancy, that is being used for residential purposes and that was constructed before January 1, 1962.
2. Mobile home, a structure constructed for movement on the public highways that has sleeping, cooking and plumbing facilities, that is intended for human occupancy, that is being used for residential purposes and that was constructed between January 1, 1962 and June 15, 1976, and met the construction requirements of Oregon mobile home law in effect at the time of construction.
3. Manufactured home, a structure constructed for movement on the public highways that has sleeping, cooking and plumbing facilities that is intended for human occupancy, that is being used for residential purposes and that was constructed in accordance with federal manufactured housing construction and safety standards regulations in effect at the time of construction and constructed after June 15, 1976;

4. Manufactured dwelling does not mean any building or structure subject to the structural specialty code in the one and two-family dwelling code adopted pursuant to ORS 455.100 to 455.450 and 455.610 to 455.690 or any unit identified as a recreational vehicle by the manufacturer.

Manufactured Dwelling Park. The term "Manufactured dwelling park" means any place where four or more manufactured dwellings are located within 500 feet of one another on a lot, tract or parcel of land under the same ownership, the primary purpose of which is to rent or lease space or keep space for rent or lease to any person for a charge or fee paid or to be paid for the rental or lease or use of facilities or to offer space free in connection with securing the trade or patronage of such person. "Manufactured dwelling park" does not include a lot or lots located within a subdivision being rented or leased for occupancy by no more than one manufactured dwelling per lot if the subdivision was approved by Gresham under an ordinance adopted pursuant to ORS 92.010 to 92.190.

Market Area. A market area is the geographic area which provides most of the continuing patronage necessary to support a shopping center or commercial district.

Marquee Sign. *See Signs.*

Massing, Building. The mass or bulkiness of a building is its three-dimensional form, and its relationship to exterior spaces.

Master Plan. A development plan for multiple projects to be built in two or more phases. A master plan may involve multiple blocks provided that the blocks are contiguous.

Medical Center/Hospital. A medical institution which provides medical and surgical care to patients on an inpatient, outpatient and emergency basis. Accessory uses include administrative offices; food service; medical office buildings and clinics; laboratories; teaching facilities and conference facilities. Typically, a medical center is contained on several blocks, often in a campus setting.

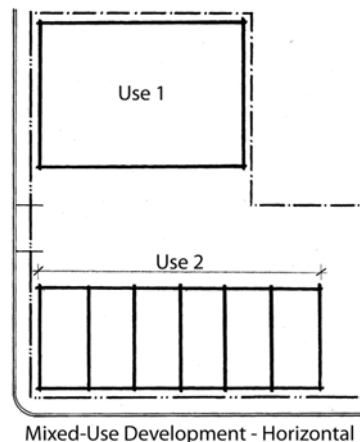
Mini-Storage Facilities. Structures containing separate storage spaces of varying sizes rented on an individual basis. The spaces shall only be used for dead storage of customer's goods and materials.

Mitigation. *See HCA, ESRA, Article 5 Definitions, Section 3.0030.*

Mixed Use (Civic Neighborhood). A Mixed-Use Development is the combination on a site of commercial uses with residential uses and/or the combination of retail and non-retail commercial uses. A Mixed-Use Building is the combination within a building of commercial uses with residential uses and/or the combination of retail and non-retail commercial uses.

Mixed Use Development. The combination on a site, of residential uses with commercial uses.





Mobile Drive-up Unit Sign. *See Signs.*

Model Home. A non-occupied single-family detached home representative of a product line available to consumers; which is not available for occupancy until the public facilities have been approved and accepted by the Manager.

Modulation, Building. Design technique that breaks the massing of large buildings down into smaller units by providing varying depths for exterior walls.

- **Vertical Modulation:** Used to make large buildings appear to be an aggregate of smaller elements or to add visual relief to long stretches of facades. Techniques can include the use of architectural features, setbacks or varying rooflines.
- **Horizontal Modulation:** Used to reduce the apparent mass of multi-story buildings and provide continuity at the ground level of a large building. Building facades can be divided with horizontal elements so that the façade appears less massive than those with sheer, flat surfaces. Techniques can include step-backs, balconies, and roof treatment.

Monument Sign. *See Signs.*

Motor Vehicle. A motorized device used to transport people and/or goods on streets. Such vehicles include motorcycles/mopeds, passenger vehicles, trucks and recreational vehicles with motorized power. Specific characteristics of classes of vehicles include:

- **Fleet Vehicle:** A motor vehicle which is owned by a company, used primarily if not exclusively for the conducting of the company's business, and stored on the company's site when not in use. Fleet vehicles include company cars, repair and delivery vans. The term also applies to the inventory of vehicles at car/truck rental agencies.
- **Passenger Vehicle:** A motor vehicle designed to carry ten persons or less including the driver. Passenger vehicles also include those designed to carry ten persons or less that are constructed either on a truck chassis or with special features for occasional off-road use. Vehicles in this category are commonly referred to as cars or automobiles, minivans, passenger vans and jeeps.
- **Truck:** A motor vehicle which is designed primarily for the movement of goods, equipment or property, or that is designed to carry more than ten persons. Vehicles in this category are commonly referred to as trucks, pick-ups, delivery vans, buses, and motor homes.

Moving Parks Sign. *See Signs.*

Mulch. Non-living organic and synthetic materials such as compost, barkdust or bark chips customarily used in landscape design to retard erosion and retain moisture. Mulch may not be used as a substitute for living plants as part of required landscaping (see also "Landscaping").

Multi-Business Complex Sign. *See Signs.*

Multi-family Structure. A building that is located on a single lot and has three or more dwelling units. This includes apartments and may include condominiums.

Mural. A painting applied to a wall surface that will be reviewed and approved for artistic merit by an arts reviewing body designated by the City.

Native Vegetation or Native Plan. *See HCA, ESRA, Article 5 Definitions, Section 3.0030.*

Natural State. A physical state for a property or portion of property, where upon no development or improvements have occurred, and natural, unmaintained native vegetation is prevalent.

Nonconforming Development. An element associated with a use of land which may have been permitted in the district in which it is located, but which does not conform to current applicable development standards and requirements of Community Development Code. For this purpose, the term "development" includes all improvements on a site, including, but not limited to, buildings, other structures, parking and loading areas, landscaping, paved or graveled areas, and areas devoted to exterior display, storage, or activities. Development also includes improved open areas such as plazas and walkways, but does not include natural geologic forms or unimproved land.

Nonconforming Sign. *See Signs.*

Nonconforming Use. A use of land lawfully existing at the time the Community Development Code was enacted, but which is not listed as a permitted land use in the current land use district for the site in question.

Non-Woody Vegetation. *See HCA, ESRA, Article 5 Definitions, Section 3.0030.*

Northern Lot Line. *See Lot Line.*

North-south dimension. *See Solar Related Definitions, Section 3.0040.*

Nuisance. Any thing, substance, or act that creates an imminent threat to the public health, safety, or welfare. Every building or part thereof which is found to be a dangerous building, or building found to be substandard in terms of space and occupancy or deferred maintenance, shall be cited by the City Manager for civil action.

Nursery, Day or Child Care Center. A commercial enterprise where more than six children are cared for during a 24-hour period. This includes commercial pre-schools and kindergarten programs.

Occupied Space. The total area of all buildings or structures on any lot or parcel of ground projected on a horizontal plane excluding permitted projections as allowed by this ordinance, used to compute percentage of lot coverage allowed.

Offices. A room or group of rooms used for conducting affairs of a business, profession, service, industry, or government.

On-Site Directory Sign. *See Signs.*

Open Space. *See Habitat Conservation Area Definitions, Section 3.0020.*

Ornamental Tree. *See Tree.*

Outdoor Advertising Sign. *See Signs.*

Outdoor Commercial Use. A use supporting a commercial activity which provides goods or services, either wholesale or retail, where the amount of site area used for outdoor storage of materials or display of merchandise exceeds the total floor area of all buildings on the site. Examples of outdoor commercial uses include automobile sales or services, nurseries, lumber yards, and household moving supplies and equipment rental businesses.

Outdoor Sales Display. An outdoor arrangement of objects, items, products, or other materials that is capable of rearrangement, is not in a fixed position, and which is designed and used for the purpose of sales. An outdoor sales display does not exceed 15% of the ground floor area of the building(s) on the site or a

maximum of 1,000 square feet, whichever is less. An outdoor sales display also does not remain outdoors for more than 24 hours and maintains an accessible pathway as defined in the Building Code.

Outdoor Storage. The keeping of materials or goods associated with the rental, distribution, wholesale, manufacturing, processing or repair of equipment or supplies in the same outdoor place for more than 24 hours.

Owner. The owner of record of real property as shown in the records of Multnomah County, on a property deed or title, or a person purchasing a piece of property under contract.

Painted Highlights Sign. *See Signs.*

Painted Wall Decoration Sign. *See Signs.*

Painted Wall Sign. *See Signs.*

Parapet or Parapet Wall. That part of any wall above the roof line as defined in Building Code.

Parcel. A generic term that describes any unit of land.

Parent Parcel or Parent Lot. A lot or parcel of land from which other parcels or lots are divided.

Park and Ride Facility. A permanent facility for vehicle parking by transit riders.

Parking Lot. Pavement/hard surface area and associated circulation routes dedicated to parking vehicles off-street or beyond the right of way, either free or for a fee. When calculating the size of the parking lot, it shall include paved parking stalls, drive aisles, primary internal drives and those internal public streets which include on-street parking. Service drives and paved loading areas shall not count when calculating the area of the parking lot. Parking areas for one and two-unit dwellings are not parking lots.

Parking Lot Tree. *See Tree.*

Parking Module. One (1) or two (2) rows of parking stalls of any length served by a single drive aisle for access.

Parking Space. A minimum gross area available for the parking of a vehicle, as identified in **Section 9.0800**.

Parking Structure. Any building either above or below grade, or both, primarily used for parking of motor vehicles.

Partition Land. To divide land into two or three parcels of land within a calendar year. *See* ORS 92.010(8). This does not include:

1. A division of land resulting from a lien foreclosure, foreclosure of a recorded contract for the sale of real property or the creation of cemetery lots; or
2. An adjustment of a property line by the relocation of a common boundary where an additional unit of land is not created and where the adjusted parcels of land meet all the requirements of the Community Development Code; or
3. The division of land resulting from the recording of a subdivision or condominium plat; or
4. A sale or grant by a person to a public agency or public body for state highway, county road, city street, or other right-of-way purposes provided that such road or right-of-way complies with the Community Development Code and ORS 215.213 (2)(p) to (r) and 215.283 (2)(p) to (r).

Partition Parcel. A single unit of land legally created in accordance with the City of Gresham partition regulations.

Passenger Vehicle. *See Motor Vehicle.*

Pedestrian Facilities. Transportation facilities which provide for pedestrian traffic including sidewalks, walkways, trails, crosswalks and other improvements, such as lighting and benches. Pedestrian facilities are generally hard-surfaced. In parks and natural areas, they may be soft-surfaced. On undeveloped parcels and parcels intended for redevelopment, pedestrian facilities may also include rights-of-way or easements for future pedestrian facilities.

Pennant Sign. *See Signs.*

Perennial (or Perennial Plant). A herbaceous plant that lives for more than two years usually with new herbaceous growth from a part that survives from season to season.

Perennial Streams. *See HCA, ESRA, Article 5 Definitions, Section 3.0030.*

Perimeter Tree. *See Tree.*

Permanent Sign. *See Signs.*

Person. Any person, firm, partnership, association, social or fraternal organization, corporation, estate, trust, receiver, syndicate, branch of government, or any other group or combination acting as a unit.

Pervious Paving. Also known as porous pavement or permeable paving. A paving method for paved areas such as roads, parking lots and walkways that allows the movement of water and air through the paving material. Pervious materials allow precipitation to percolate through areas that would traditionally be impervious and instead infiltrates the stormwater through to the soil below. Examples include: porous asphalt, concrete, paving stones, bricks, or paver systems that lock together but include small gaps to allow water to pass between the pavers.

Phased Development Project. A phased development plan includes the following:

- A site plan showing the proposed final development of the site and phases, including the initial and interim phases.
- A written statement describing each phase, including the potential uses, and the approximate timeline for each phase of development.

Planned Development (PD). A type of residential land division and development planned and developed as a single entity that allows flexibility from the development standards of the underlying land use district. A PD usually concentrates units on the most buildable portion of a site so as to preserve natural drainage systems, open space and environmentally sensitive areas. It promotes diversity of housing types and diversity of design while maintaining compatibility with traditional and other neighboring developments. The PD also provides the ability to efficiently develop residential units at low densities on lots that might otherwise be constrained by natural resources, flood plains, slopes, or lot configuration.

Planter Strip. The area, excluding sidewalk, beginning at the back of the curb or outside edge of the shoulder and extending to the property line, lying within the public right-of-way or on publicly owned property or in an easement. This is also known as a planting strip and parking strip. The planter strip is typically used for landscaping and may be used for utilities.

Plat. A survey map showing a final subdivision plat, replat, or partition plat.

Plaza. A functional exterior open space available to the general public at all times and accessible from abutting sidewalk, alley or street, and oriented to receive sunlight. Landscaping, kiosks, fountains, art works can occupy 2/3 of the area with the remainder being suitable for walking, sitting and similar pursuits. *See also Public Urban Plaza.*

Pleasant Valley Design District. *See Design District.*

Plinth. The base or platform upon which a wall, column, pedestal, statue, monument, or structure rests.

Porch. A roofed open area, which may be screened, usually attached to or part of and with direct access to or from a building.

Portable Sign. *See Signs.*

Portico. A covered walkway or major porch with columns on at least one side; a covered colonnade.

Practicable. *See Habitat Conservation Area Definitions, Section 3.0020.*

Premises. A lot, parcel or tract of land occupied, or to be occupied, by a building or unit or group of buildings and their accessory buildings.

Primary Building Entrance or Entry. Is the principal entry into a building, or one of several such entries. Primary building entrances are open to the general public for use during all business hours. *See also Entry.*

Primary Feeder Line. An electric power line carrying 50,000 volts and above.

Principal Building. A structure within which is conducted the principal use of the lot.

Principal Use or Primary Use. The main use to which the premises are devoted and the primary purpose for which the premises exists.

Project. A single development built in a single phase. A project may involve single or multiple buildings or single or multiple blocks provided that the blocks are adjacent and all development occurs in a single phase.

Projecting Sign. *See Signs.*

Protected Solar Building Line. *See Solar Related Definitions, Section 3.0040.*

Pruning. *See Tree Related Definitions, Section 3.0050.*

Public Community Park. Large park (generally 13 to 50 acres) that provides active and passive recreational opportunities for all city residents. Accommodates large group activities.

Public Multi-Use Paths. Multiple purpose paths that are either gravel or paved public trails suitable for a broad range of users such as walkers, hikers, runners, bicycle riders, horseback riding, users in wheelchairs, and users pushing strollers.

Public Neighborhood Park. Small park (generally 1 to 13 acres) located within biking and walking distance of users. Provides access to basic recreation opportunities. Includes pocket parks in denser urban areas, which are usually less than 1 acre.

Public Open Space. Area of natural quality for protection of natural resources, nature-oriented outdoor recreation and trail-oriented activities. Includes greenways, which are linear open spaces along significant waterways.

Public Trails. A public access route for commuting and recreational activities, such as walking, running, biking, skating, skateboarding or horseback riding. Public walking/hiking trails and public multi-use paths are public trails.

Public Trail Access Points. Minor entry points primarily for neighborhood residents to access the trails system from residential neighborhoods, streets, sidewalks, parks, and other public facilities. Trail orientation and regulatory signs occur at trail access points.

Public Trail Easement. A general term denoting private land, property, or interest therein acquired by the City or other public entity for, or devoted to a trail or access for public use. It includes, but is not limited to public multi-use trails, public trails, public trail access points, and public walking/hiking trails. The subsurface under, and air space over, the constructed trail remain under the jurisdiction of the owner of the private land or property.

Public Trailheads. Major entry points for neighborhood residents and the general public to access the trails system and where a number of support facilities can be provided for public use. Possible trailhead facilities may include off-street parking for up to twelve vehicles, vehicular access control gate with padlock, bike racks, information kiosk, orientation and regulatory signs, overhead shelter, drinking fountains, seat benches, portable restrooms, and picnic tables.

Public Urban Plaza. Multi-purpose paved area within high density urban developments and along transit corridors. Provides spaces for community events and the day-to-day recreational needs of nearby residents and employees as well as shoppers and transit users. Includes town squares. Generally less than 1 acre. May include landscaping. *See also Plaza.*

Public Use Areas. Are those interior or exterior rooms or spaces which are made available to the general public. Public use may be provided at a privately or publicly owned building or facility.

Public Walking/Hiking Trails. Soft surface trails primarily for passive pedestrian activities such as walking, hiking, and running. Horseback riding and bicycling will not be permitted where there are steep slopes, erosive soils, or other sensitive site considerations.

Qualified Arborist. *See Arborist.*

Radio. A generic term referring to communication of impulses, sounds, and pictures through space by means of an electromagnetic wave, including but not limited to short-wave, FM, AM, land mobile, common carrier, low and high power television, and microwave transmissions.

Radio Frequency (RF) Energy. Energy, consisting of related electric and magnetic fields, produced by alternating currents of sufficiently high frequency, which may be emitted or collected by an antenna and which presents a self-sustaining, self-propagating electromagnetic wavefront. RF energy may, among other uses, be modulated (encoded) so as to convey intelligence such as voice, digital data, and still or moving pictures, between radio frequency facilities. The RF spectrum occupies, for practical purposes, but not exclusively, wavelengths from 10 km to 10 mm, representing a frequency range of 3 kHz to 300 GHz.

Radio Frequency (RF) Facility. A land use that generates, detects or processes RF energy for purposes of wireless telecommunication via antennas by means of transceivers, transmitters and/or receivers, and, including antennas; feedlines; structures or towers to support antennas, feedlines, and other receiving and/or transmitting devices; transmitters, receivers and transceivers; accessory equipment, development and structures; and the land on which they all are situated.

Rain Garden. A shallow landscaped basin that accepts stormwater runoff from rooftops, parking lots, streets, or other impervious surfaces, with the purpose of storing and filtering or infiltrating the water into the ground.

Readerboard Sign. *See Signs.*

Rear Lot Line. *See Lot Line.*

Rear Yard. *See Yard.*

Rectilinear Lot. *See Lot.*

Redevelopment. *See HCA, ESRA, Article 5 Definitions, Section 3.0030.*

Reflectivity or Reflectance. Solar reflectivity (or reflectance) is the fraction of the solar energy that is reflected by the surface (e.g., roofing membrane) back to the sky. White membranes have the highest solar reflectivity, while black have the lowest. The best standard technique for its determination uses spectrophotometric measurements, with an integrating sphere to determine the reflectance at each different wavelength. The average reflectance is then determined by an averaging process, using a standard solar spectrum. This method is documented by ASTM (Amer. Soc. for Testing and Materials) as Standards E903 and E892.

Registered Consulting Arborist. *See Arborist.*

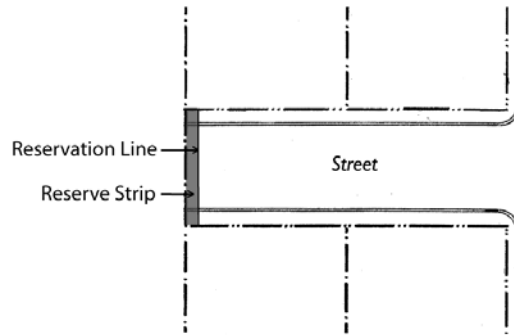
Registered Residential Facility. *See Residential Home.*

Regulated Tree. *See Tree.*

Rental Unit. Any dwelling unit, which is occupied pursuant to a lawful rental agreement, oral or written, express or implied, which was not owned as a condominium unit on the effective date of this Ordinance. A dwelling unit in a converted building for which there has been no acceptance of sale on the effective date of this Ordinance shall be considered a rental unit.

Repair Sign. *See Signs.*

Reservation Line. A surveyed line that provides a development restriction for a specific purpose. Such lines could include: a non-access strip at the end of a developed street to be removed once street extension occurs, or, a line identifying a future right-of-way expansion boundary. The area between the property line and the right-of-way is known as a reserve strip.



Residential Care Facility. *See Residential Facility.*

Residential Facility: Residential facilities may consist of any one or any combination of the following, but in no case shall a combination of residential facility types exceed 15 persons:

- **Child Caring Facility.** A facility that provides, for between six and fifteen children (unmarried persons under 18 years of age), for day treatment for disturbed children; adoption placement services; residential care, including but not limited to foster care of residential treatment for children; or other similar services for children.
- **Residential Care Facility.** A facility that provides, for between six and fifteen physically disabled or socially dependent individuals, residential care in one or more buildings on contiguous properties as provided by ORS 443.400(5).
- **Residential Training Facility.** A facility that provides, for between six and fifteen mentally retarded or other developmentally disabled individuals, residential care and training in one or more buildings on contiguous properties as provided by ORS 443.400(7).
- **Residential Treatment Facility.** A facility that provides, for between six and fifteen mentally, emotionally, or behaviorally disturbed individuals or alcohol or drug dependent persons, residential care and treatment in one or more buildings on contiguous properties as provided by ORS 443.400(9).

Residential Homes: Residential homes may consist of any one or any combination of the following:

- **Adult Foster Home.** A family home or facility in which residential care is provided for in a home-like environment for five or fewer adults who are not related to the provider by blood or marriage as provided by ORS 443.705(1).
- **Registered Residential Facility.** A facility that provides residential care for five or fewer disabled (physical or mental impairment which for the individual constitutes or results in functional limitation to one or more major life activities) or elderly (62 years of age or older) individuals as provided by ORS 443.480 to 443.500.
- **Residential Training Home.** A facility that provides, for five or fewer mentally retarded or other developmentally disabled individuals, residential care and training in one or more buildings on contiguous properties, when so certified and funded by the Mental Health and Development Disability Services Division as provided by ORS 443.400(8).
- **Residential Treatment Home.** A facility that provides for five or fewer mentally, emotionally or behaviorally disturbed individuals or alcohol or drug dependent persons, residential care and treatment in one or more buildings on contiguous properties as provided by ORS 443.400(10).

Residential Training Facility. *See Residential Facility.*

Residential Training Home. *See Residential Home.*

Residential Treatment Facility. *See Residential Facility.*

Residential Treatment Facility. *See Residential Home.*

Restaurant. A retail service establishment where meals are prepared and served to the public generally for consumption on the premises. A restaurant may or may not include fast food services.

Restoration. *See HCA, ESRA, Article 5 Definitions, Section 3.0030.*

Retail Service. Establishments providing services or entertainment such as eating and drinking places, hotels, banks, catering, laundromats, hair salons, barber shops, arcades, photo finishing, watch and jewelry repair, and theaters. Of note, professional offices (including lawyers, consultants, financial, engineering, and real estate) that provide services for a fee may be classed as either a retail service or an office use.

Retail Trade. Establishments engaged in selling goods or merchandise for personal or household consumption such as clothing, groceries, hardware, gifts, appliance, computer, telephone stores, and other sales of goods to the end user.

Retirement Housing. *See Elderly Housing.*

Revegetation. The replacement of trees and plant materials where there has been soil disturbance or the loss of trees and other vegetation, or encroachment of invasive species.

Right-of-Way (ROW). A general term denoting public land, property, or interest therein acquired for, or devoted to a public transportation facility. It includes, but is not limited to, streets, roads, highways, bridges, alleys, sidewalks and all other public ways, including the subsurface under and air space over these areas under the jurisdiction of the City or other public entity.

Riparian. *See Habitat Conservation Area Definitions, Section 3.0020.*

Rockwood Design District. *See Design District.*

Roof. A structural covering over any portion of a building or structure including projections beyond the walls or supports of the building or structure.

- **Roof, Butterfly.** A roof where planes are designed so the middle of the roof is lower and the outer edges are higher.
- **Roof, Gable.** A roof identified by the straight slope falling from ridge to eave, creating a peak or triangle on the side or front façade. Gables structures have rakes on the gable facades and eaves on the non-gabled facades.
- **Roof, Hipped.** A roof that slopes on all sides up to a peak or ridge.
- **Roof, Shed.** A roof having only one sloping plane.

Roof Sign. *See Signs.*

Roof Line Sign. *See Signs.*

Rotating Sign. *See Signs.*

Routine Repair and Maintenance. *See Habitat Conservation Area Definitions, Section 3.0020.*

Same Ownership. Ownership by the same person, corporation, firm, entity, partnership, or unincorporated association; or entities, or unincorporated associations, in which a stockholder, partner, or associate, or a member of his family owns an interest in each corporation, firm, partnership, entity, or unincorporated association.

Satellite Receive-only Antenna. An antenna which receives television or radio signals from satellites.

School, Commercial. A for-profit education facility that can include instruction in arts, crafts, and trades. A commercial school is not an elementary, middle or high school.

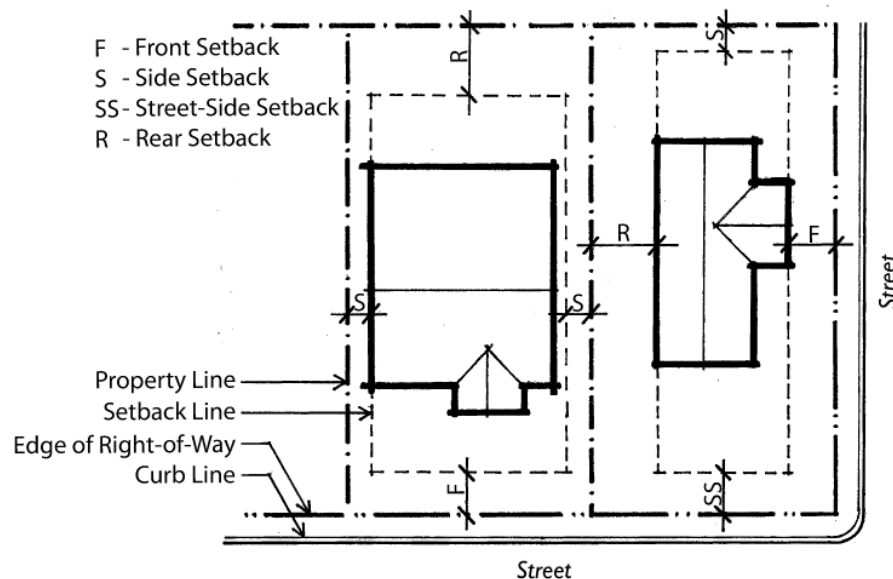
School, Elementary, Middle, or High. Includes public, private or parochial schools but not child care facilities or kindergartens, except when operated in conjunction with a school. Elementary schools are generally K-5; middle schools are generally 6-8; high schools are generally 9-12. If a school includes higher grade levels than specified above, then it shall be reviewed as the higher level school.

Scoring. A technique used to divide a sidewalk area by patterning grooves in the concrete for aesthetics or to control cracking.

Sensitive Species. See HCA, ESRA, Article 5 Definitions, Section 3.0030.

Service Station. An auto dependent commercial use selling fuel and oil for vehicles; selling, servicing and installing tires, batteries, accessories and related products; furnishing minor repair, maintenance, cleaning and detailing, and service when conducted entirely within an enclosed building, and at which incidental services are conducted. "Minor repair and service", as used in this definition, shall be understood to exclude activities such as painting, bodywork, steam cleaning, tire recapping, major engine or transmission overhaul or repair involving removal of a cylinder head or crankcase, and mechanical carwashing.

Setback. The minimum or maximum allowable horizontal distance from a given point or line of reference to the nearest exterior wall or other element of a structure as defined herein, or to other relevant site features as identified in the respective land use district. The point or line of reference will be the lot line following any required dedication, future street widening or a special or reservation line if one is required pursuant to this ordinance.



Setback Adjustment. See Habitat Conservation Area Definitions, Section 3.0020.

Severe Crown Reduction. See Tree Related Definitions, Section 3.0050.

Shade. See Solar Related Definitions, Section 3.0040.

Shade Point. See Solar Related Definitions, Section 3.0040.

Shade Reduction Line. See Solar Related Definitions, Section 3.0040.

Shade Tree. See Tree.

Shadow pattern. See Solar Related Definitions, Section 3.0040.

Shrub. A woody plant, smaller than a tree, consisting of several small stems from the ground or small branches near the ground.

Side Lot Line. See Lot Line.

Sidewalk. Any paved or unpaved walkway for use by non-vehicular traffic and capable of use by pedestrians. Public sidewalks are located within a public right-of-way, a public access easement, a dedicated public access way, or the land located between the curb line or outside edge of the pavement of any road, street or highway and the adjacent property line. Private sidewalks are located outside the public right-of-way.

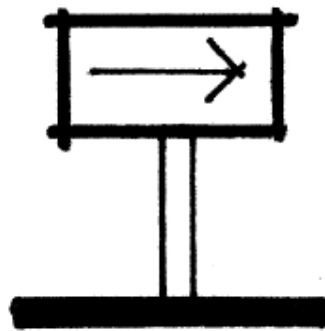
Side Yard. See Yard.

Significant Negative Impact. See Habitat Conservation Area Definitions, Section 3.0020.

Significant Tree, Significant Grove. *See Tree.*

Signs. Materials placed or constructed primarily to convey a message or other display to identify sites and activities and which can be viewed from a right-of-way, private roadway or another property.

- **Abandoned Sign.** A sign structure not containing a sign for 120 continuous days or a sign not in use for 120 continuous days.
- **A-Board Sign.** A double-faced portable sign constructed with an A-shaped frame, composed of two sign boards attached at the top and separate at the bottom, and not supported by a structure in the ground. Is normally associated with business activity and is placed-out-of-doors during business hours for display and returned indoors when the business is closed.
- **Animated Sign.** A sign portraying moving images, either in the form of moving lights, animation, or television like real images.
- **Awning Sign.** A sign incorporated into or attached to an awning.
- **Awning Sign, Illuminated.** A sign made of a translucent flexible covering designed in awning form. Such signs are internally illuminated.
- **Balloon Sign.** Any three-dimensional ambient air-filled object depicting a container, figure or product, or to which a temporary sign has been attached, or to which a sign has been incorporated.
- **Banner Sign.** A temporary sign made of fabric or other non-rigid material with or without an enclosing framework.
- **Bench Sign.** A sign that is displayed on a structure designed for sitting and displayed out of doors in view of the general public.
- **Direct Illumination Sign.** Exposed lighting or neon tube on the sign face.
- **Directional Sign.** A permanent Sign which is designed and installed solely for the purpose of pedestrian, bicycle and vehicular traffic direction and placed on the property to which the public is directed.



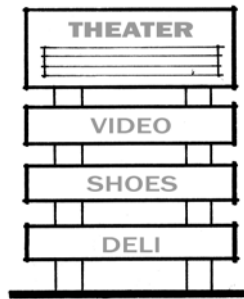
- **Directional Signs, Institutional Campus.** A directional sign located in an institutional campus.
- **Electronic Message Center Sign.** Signs whose message or display is presented with patterns of lights that may be changed at intermittent interval by an electronic process.
- **Face Sign.** The display portion of a sign.
- **Fascia Sign.** A single faced sign attached flush to a building.
- **Fin Sign.** A sign which is supported by a pole or poles and partly by a building.
- **Flap Sign.** A rectangular piece of fabric or other material, of distinctive design, used as a symbol.
- **Flashing Illumination Sign.** Lights which blink on and off randomly or in sequence.
- **Free-Standing Sign.** A sign on a frame, pole or other support structure which is not attached to any building.



- **Indirect Illumination Sign.** The light source is separate from the sign face or cabinet and is directed so as to shine on the sign.
- **Installation Sign.** Installation shall include erecting, constructing, re-constructing, placing, altering, changing the sign face, relocating, suspending, attaching and the installation of electrical parts, wiring or illumination of any sign. However, installation shall not include changes in copy of a readerboard or outdoor advertising sign or of the removable panels of a free-standing multi-business complex sign.
- **Internal Illumination Sign.** The light source is concealed within the sign.
- **Internal Signs, Institutional Campus.** A sign located within the boundaries of the campus.
- **Maintenance Sign.** Normal care needed to keep a sign functional such as cleaning, oiling and changing of light bulbs.
- **Mansard Wall Sign.** Any sign placed on a building with an actual or false roof which does not vary more than 30 degrees from the vertical. Such mansard wall shall extend along the full width of the building.
- **Marquee Sign.** A sign incorporated into or attached to a marquee or permanent canopy.
- **Mobile Drive-up Unit Sign.** For purposes of the sign regulations, a mobile drive-up unit is a vehicle such as a trailer, van or truck, used for drive-up retail trade or retail services. The unit does not have any internal floor space available for customers.
- **Monument Sign.** A freestanding sign sitting directly on the ground or mounted on a base.



- **Moving Parts Sign.** Features or parts of a sign structure which through mechanical means are intended to move, swing or have some action.
- **Multi-Business Complex Sign.** Premises planned and developed as a unit with an undivided or nonsegregated parking area that functions and advertises as a center and which has multiple occupancy by business or service firms. A business is considered as part of a multi-business complex regardless of whether said business occupies a separate structure or is under separate ownership or is on a separate parcel.



- **Nonconforming Sign.** A sign or sign structure lawfully installed and properly maintained that would not be allowed under the sign regulations presently applicable to the site.
- **On-Site Directory Sign.** A sign listing the names, and/or use, and/or location of the various businesses or activities conducted within a building or group of buildings.
- **Outdoor Advertising Sign.** A sign supported by a substantial permanent sign structure with a display surface or display surfaces designated primarily for the purpose of painting or posting a message thereon at periodic intervals.
- **Painted Highlights Sign.** Painted wall highlights are painted areas which highlight a building's architectural or structural features.
- **Painted Wall Decoration Sign.** Painted wall decorations are displays painted directly on a wall and are designed and intended as a decorative or ornamental feature. Painted wall decorations may not contain copy, logos or trademarks which are greater than 20 square feet, or 10% of the building wall, whichever is less.
- **Painted Wall Sign.** A sign applied to a building wall with paint and which has no sign structure.
- **Pennant Sign.** A triangular or irregular piece of fabric or other material, commonly attached in strings or strands, or supported on small poles.
- **Permanent Sign.** A sign attached to a building, structure or the ground in some manner requiring a permit and made of materials intended for more than short term use.
- **Portable Sign.** A sign designed to be transported which can be free-standing and unattached, or temporarily or permanently attached to the ground, structures or other signs.
- **Projecting Sign.** A sign attached and projecting out from a building face or wall and generally at right angles to the building. Projecting signs include signs projecting totally in the right-of-way, partially in the right-of-way and fully on private property.



- **Readerboard Sign.** A sign on which message copy can be changed manually, in the field, through the utilization of attachable letters, numbers, symbols and other similar characters or changeable pictorial panels.
- **Repair Sign.** Fixing or replacement of broken or worn parts. Replacement is of comparable materials only. Repairs may be made with the sign in position or with the sign removed.
- **Roof Line Sign.** The lower edge of the roof or top of the parapet, whichever forms the top lines of the building wall.
- **Roof Sign.** A sign installed upon, against or directly above a roof, or roof eave, or on top or above the parapet, or on a nonfunctional architectural appendage above the roof or roof eave.
- **Rotating Sign.** Sign faces or portions of a sign face which revolve around a central axis.
- **Special Event Banner Sign.** A sign that is temporarily displayed over a right-of-way for a limited period of time for a public event. A special event occurs on a specific date or dates, is open to the community, and has been declared a special event by the City Council.
- **Structural Alteration Sign.** Modification of the size, shape or height of a sign structure. Also includes replacement of sign structure materials with other than comparable materials, for example metal parts replacing wood parts.
- **Structure Sign.** A structure specifically intended for supporting or containing a sign.
- **Temporary Lawn Sign.** A temporary rigid sign no more than 6 square feet in area.
- **Temporary Rigid Sign.** A temporary sign made of rigid materials such as wood, plywood and plastic.
- **Temporary Sign.** Any sign, regardless of construction material, that is not permanently attached to a building, structure or the ground and/or is intended to be displayed for a limited period of time.
- **Under Marquee Sign.** A sign which is installed or maintained under and supported or partially supported by a marquee.
- **Unsafe Sign.** Any sign determined to be a hazard to the public by the Building Official or authorized representative.
- **Wind Sign.** Any attention-getting device or series of devices such as streamers, banners and pennants designed and fastened in such a manner as to move upon being subject to pressure by the atmosphere.
- **Window Sign, Inside.** A sign mounted or hung on the inside of a window that is visible from outside of the premises. Window signs (including the sum area of both inside and outside window signs) shall not cover more than 50% of the window face.
- **Window Sign, Outside.** A sign mounted or hung on the outside of a window. Window signs (including the sum area of both inside and outside window signs) shall not cover more than 50% of the window face.

Single Family Dwelling. *See Dwelling Unit.*

Single Family Attached Dwelling. *See Dwelling Unit.*

Single Family Detached Dwelling. *See Dwelling Unit.*

Single Loaded Street. A street or alley (either public or private) that is accessed only on one side. For example, a single loaded street is likely to be located at the rear of a development project and provide access to buildings within that project but not to buildings on adjoining properties.

Site. An area of real property encompassing single or multiple lots that may also be in either single or multiple ownerships, notwithstanding that a particular development permit application may be for development of all or a portion of the site only. Conveyance of less than fee title to different persons, such as by ground lease, shall not prevent the Manager from requiring application for Site Plan review and subsequent action for the whole "site".

Site Plan. A plan, prepared to scale, showing accurately and with complete dimensions all the uses proposed for a parcel of land and other information as required by specific sections of this code.

Skilled Nursing Facility. *See Elderly Housing.*

Slope, Cross. Slope perpendicular to the direction of travel.

Slope, Running. Slope parallel to the direction of travel.

Solar Access Development Permit. *See Solar Related Definitions, Section 3.0040.*

Solar Access Height Limit. *See Solar Related Definitions, Section 3.0040.*

Solar Energy Collecting Structure. *See Solar Related Definitions, Section 3.0040.*

Solar Feature. *See Solar Related Definitions, Section 3.0040.*

Solar Gain Line. *See Solar Related Definitions, Section 3.0040.*

Solar Reflective Index (SRI). The Solar Reflectance Index (SRI) is a measure of the constructed surface's ability to reject or reflect solar heat (e.g. a roof), as shown by a small temperature rise. It is defined so that a standard black surface (reflectance 0.05, emittance 0.90) is 0 and a standard white surface (reflectance 0.80, emittance 0.90) is 100. SRI combines reflectance and emittance into one number. Once the maximum temperature rise of a given material has been computed, the SRI can be computed by interpolating between the values for white and black. Materials with the highest SRI values are the coolest choices for roofing.

South or South Facing. *See Solar Related Definitions, Section 3.0040.*

Spandrel Glass. A type of opaque glass that when installed monolithically, in insulating units, or as laminated glass conceals beams, columns or other internal non-vision construction materials of buildings. Spandrel glass is commonly used between certain sections of a building including the area between floors, columns, ceilings, and other small or large spaces. In addition to its use to conceal structural building materials, spandrel glass can also be used in an aesthetically appealing way to create an overall uniform glass-front appearance.

Special Event Banner Sign. *See Signs.*

Springwater Design District. *See Design District.*

Stand. *See Tree Related Definitions, Section 3.0050.*

Stands, Commercial. Vending stands that are located outside of public right-of-way on private or public property and are subject to siting approval and a City business license. Mobile commercial stands are treated as temporary uses. Permanent commercial stands require design review. Examples of commercial stands include espresso, taco, flower, and similar stands conducting retail sales or offering goods and/or services for a fee or donation.

Steep Slopes. *See Habitat Conservation Area Definitions, Section 3.0020.*

Storefront Window. A large ground-floor window of transparent glass located between the heights of two (2) and twelve (12) feet above grade and which is used for display purposes and/or for visibility into the store.

Stormwater Filtration. The treatment of stormwater by flowing water through various types of media, such as vegetation, sand or synthetic materials, which absorb and filter out pollutants. This method is also referred to as "flow through treatment".

Stormwater Planter. A rain garden with structural side walls constructed of concrete, steel, or other durable building material.

Stormwater Pre-Treatment Facility. *See HCA, ESRA, Article 5 Definitions, Section 3.0030.*

Stormwater Runoff. The water which runs off a site during or following a storm event. The amount of runoff depends on the area of the site, the intensity of the rainfall and the runoff coefficient for the site, which is in turn dependent on the site's perviousness.

Stormwater Treatment. The process of removing sediment and/or pollutants from stormwater runoff by

using one or more methods (e.g. detention, retention/infiltration, filtration, separation) specified in the City's Water Quality Manual.

Stormwater Quality Control Plan. A plan for providing for stormwater quality as described in the Water Quality Manual, City codes, and Public Works Standards.

Story. That portion of a building included between the upper surface of any floor and the upper surface of the floor next above. The topmost story shall include that portion of a building between the upper surface of the topmost floor and the ceiling or roof above, including a hipped or other angled/pitched roof. If the finished floor level directly above a basement or unused under-floor space is more than 6 feet above grade as defined herein for more than 50 percent of the total perimeter or is more than 12 feet above grade as defined herein at any point, such basement or unused under-floor space shall be considered as a story.

Story, First. The lowest story in a building which qualifies as a story, as defined herein, except that a floor level in a building having only one floor level shall be classified as a first story, provided such floor level is not more than 4 feet below grade, as defined herein, for more than 50% of the total perimeter, or more than 8 feet below grade, as defined herein, at any point. If a floor is more than four feet below grade for more than 50 percent of the total perimeter, then it is a basement.

Stream. *See HCA, ESRA, Article 5 Definitions, Section 3.0030.*

Street, Road or Highway. The portion of a public right-of-way that is open, used or intended for use by the general public for vehicles or vehicular traffic, including bridges, viaducts, other structures and any paved, graveled or dirt shoulder. Descriptions, classifications, and standards for streets, roads, or highways under City jurisdiction, are in the City's Transportation System Plan.

Structural Alteration Sign. *See Signs.*

Structural Soil. A type of soil which meets the load-bearing requirement for structurally sound pavement installation while encouraging an enhanced growing environment and deep root growth for trees away from the pavement surface. Typical examples include CU (Cornell University) Structural Soil™ and sand based structural soil.

Structure Sign. *See Signs.*

Structure. Anything which is constructed, erected or built and located on or under the ground, or attached to something fixed to the ground. *See also HCA, ESRA, Article 5 definitions in Section 3.0030 for specific applications of this term in those areas.*

Structure, Accessory. A structure that is subordinate in size and purpose to the principal structure serving a purpose customarily incidental to the use of the principal structures. Accessory structures include residential detached carports, garages, and garden sheds.

Subdivide Land. To divide land to create four or more lots within a calendar year.

Subdivision Lot. *See Lot.*

Substantial Improvement. Any repair, reconstruction or improvement of a structure, the cost of which equals or exceeds 30 percent of the market value of the structure either:

1. before the improvement is started, or
2. if the structure has been damaged and is being restored, before the damage occurred. For the purposes of this definition "substantial improvement" is considered to occur when the first alteration of any wall, ceiling, floor, or other structural part of the building commences, whether or not that alteration affects the external dimensions of the structure.

Sun Screen/Sun Shade. Attached projecting, architectural feature designed to provide shading from the sun. A sun screen/sun shade is a rigid structure and can add a decorative element to building design, but provides a functional energy conservation benefit to the building by deflecting solar heating away from building windows or walls. (See also Canopy).

Sunchart. *See Solar Related Definitions, Section 3.0040.*

Temporary Health Hardship Dwelling. *See Dwelling Unit.*

Temporary Lawn Sign. *See Signs.*

Temporary Rigid Sign. *See Signs.*

Temporary Sign. *See Signs.*

Tenant. Any person who occupies or has a leasehold interest in a rental unit under a lawful rental agreement whether oral or written, express or implied.

Tentative Plan. A clearly legible drawing of the proposed layout of lots and other elements of a partition or subdivision which shall help furnish a basis for the approval authority to approve or disapprove the general layout of the development.

Top. *See Façade.*

Top of Bank. *See HCA, ESRA, Article 5 Definitions, Section 3.0030.*

Townhouse. Also known as “rowhouse”, this building construction style is a single structure, usually two- or three-story in construction, that provides vertical separation between multiple two- or three-story units. Townhouse units may include: dwelling units on individual lots, dwelling units on a single lot, or as condominium units with the land area under common ownership. When developed with each unit on its own separate lot, a townhouse is also referred to in this code as “single-family attached dwelling units.”

Tract. Any unit of land.

Transit Facility. A transit facility includes a light rail transit station, or a park and ride lot for transit riders, or a transit center, or a transit stop and their transit improvements.

Transit Streets and Routes. Shown in the Transportation System Plan, of the Gresham Community Development Plan and categorized according to three classes:

- Future Transit Routes are anticipated for future transit service and may include all streets classified as collector or higher.
- Transit Routes. Transit routes currently have existing but infrequent transit service but are not currently subject to the design criteria in this subsection. Transit Routes are subject to future designation as Transit Streets.
- Transit Streets are streets which are currently served by frequent transit service or streets that are designated as regional transit corridors in a regional growth plan or transportation plan. Special criteria apply to Transit Streets.

Transit Supportive Use. A transit supportive use provides goods, services, or activities which are attractive and convenient to transit riders and pedestrians. A transit supportive use is one which, by its design and character, is highly compatible with rail transit station areas. A transit supportive use generates a high level of transit trips relative to vehicular trips as compared to less transit supportive uses. A transit supportive use minimizes surface parking lot demands.

Transitional Setback Space. An area between the property line and building that allows for a transition between the public realm of streets and sidewalks and the private use. This space can include porches, stoops, landscaped yards, gardens, hedges, low fences, and other elements that provide layers of transition.

Transom Window. A window above a door that is usually hinged to a horizontal crosspiece over the door.

Transportation Facility. A physical facility that is used to accommodate the movement of people or goods. Transportation facilities include, but are not limited to: sidewalks, paths, streets, roads, and highways. Transportation facilities do not include electricity, sewage, and water systems.

Tree. A large, woody plant generally having a self-supporting stem or trunk and numerous branches.

- **Buffer Tree.** An evergreen or deciduous tree that has been approved as part of a buffering and screening plan.
- **Deciduous Tree.** A tree typically with broad, flat leaves that normally sheds leaves annually and

becomes dormant for some period of time.

- **Evergreen Tree.** A tree with needles or leaves that remain alive and on the tree through the winter and into the next growing season.
- **Hazardous Tree.** A tree that constitutes a hazard to life or has a significant potential to cause injury to persons or damage to property because the tree is in imminent danger of collapse, or is otherwise considered to be or likely to create a hazard. Hazardous trees may include, but are not limited to dead, broken, split, cracked, leaning, and uprooted trees.
- **Hogan Cedar Tree.** A unique form of *Thuja plicata*, the western red cedar, which grows naturally only in the Gresham area. The population center is located approximately where Hogan Road meets Johnson Creek.
- **Imminent Hazard Tree.** A hazardous tree where all or more than 30% has already fallen or is estimated to fall within 72 hours into the public right of way or onto a target that cannot be protected, restricted, moved, or removed. Determination of Imminent Hazard is made by the City of Gresham Public Works or Emergency Personnel, a PGE forester, or a Consulting Arborist
- **Major Tree.** Those trees that have a 12-inch DBH or greater (30-inches DBH for Trees First Policy). Major trees are those that contribute to the landscape character of the area, to include Douglas-fir, redcedar, redwood, giant sequoia, oak, ash, birch, and maple. Major trees are typically suitable for retention next to streets and are not of a species that would likely create a public nuisance, hazard, or maintenance problem.
- **Ornamental Tree.** For purposes of tree removal, any tree (including shade trees) that originated as nursery stock as opposed to native trees that originated at the site prior to development.
- **Parking Lot Tree.** A tree which was approved as part of a parking lot plan.
- **Perimeter Tree.** A tree located within five feet of either side of a property line. Does not include trees in the public right-of-way.
- **Regulated Tree.** A tree that has a Diameter at Breast Height (DBH) of 8 inches or greater. Street Trees, Buffer Trees, and Parking Lot Trees of any size, as well as Significant Trees and Groves, also fall under the general category of “regulated” or protected trees, but are subject to specific standards that may supersede those that pertain only to Regulated Trees as identified by size.
- **Shade Tree (or Canopy Tree).** A deciduous tree, planted primarily for its high crown of foliage or overhead canopy.
- **Significant Tree; Significant Grove.** Also commonly known as a Heritage Tree or Grove. A tree or group of trees that have been designated by the City as having unique importance, and subject to the Significant Tree Regulations of **Section 9.1000**, Tree Regulations, and **Appendix 14**, Significant Trees.
- **Site Tree.** Any tree located within the property boundaries of a site. *See Site Definition, Section 3.0010.*
- **Street Tree.** Any tree located within the public right-of-way, or any tree located within 10 feet of the public right-of-way where the planter strip is missing or of inadequate width for tree placement within the right-of-way.
- **Tree Caliper.** An ANSI (American National Standards Institute) standard for the measurement of nursery trees. For trees up to six (6) inches in diameter, caliper is measured at six (6) inches above the ground level. Trees that are seven (7) to twelve (12) inches in diameter, caliper is measured at twelve (12) inches above the ground. For nursery stock above twelve (12) inches in diameter, a DBH measurement is used (see Diameter Breast Height).

Tree Protection Plan. *See Tree Related Definitions, Section 3.0050.*

Tree Removal. *See Tree Related Definitions, Section 3.0050.*

Tree Survey. *See Tree Related Definitions, Section 3.0050.*

Tree Topping. *See Tree Related Definitions, Section 3.0050.*

Tree Well. *See Tree Related Definitions, Section 3.0050.*

Truck. *See Motor Vehicle.*

Underground Injection Control (UIC) System. As defined by DEQ: A well, improved sinkhole, sewage drain hole, subsurface fluid distribution system or other system or groundwater point source used for the subsurface emplacement or discharge of fluids.

Under Marquee Sign. *See Signs.*

Undevelopable area. An area that cannot be used practicably for a habitable structure because of

- Natural conditions such as severe topographic relief, water bodies, or conditions that isolate one portion of a property from another portion so that access is not practicable to the unbuildable portion; or
- Manmade conditions such as existing development which isolates a portion of the site and prevents its further development; setbacks or development restrictions that prohibit development of a given area of a lot by law or private agreement; or existence or absence of easements or access rights that prevent development of a given area.

Unsafe Sign. *See Signs.*

Urban Development Value. *See Habitat Conservation Area Definitions, Section 3.0020.*

Urban Services. The term includes the following services and facilities: a public sanitary and storm sewer system, a public water supply, a street system, police and fire protection, public schools, public parks and library services.

Use, Accessory. A use that is incidental and subordinate to the main use.

Use, Change of. The replacement of one use on a site or within an occupancy with another use. The uses may or may not be similar in nature.

Utility Facilities. *See Habitat Conservation Area Definitions, Section 3.0020.*

Variance. A development proposal that includes a deviation or change from quantitative or qualitative standards.

Vehicle Rebuilding. An industrial use that includes the general repair, alteration, rebuilding, maintenance or reconditioning of vehicles, including motor, body, frame, upholstery, interior or paint work, and the storage of vehicles and/or parts. Examples of vehicle rebuilding include body shops and salvage yards.

Vehicle, Recreation. A boat, camper, motor vehicle, or portable vehicular structure capable of being towed on the highways by a motor vehicle, designed and intended for casual or short-term human occupancy for travel, recreational and vacation uses. If identified in some manner as a recreation vehicle by the manufacturer or registered as such with the State, it is prima facie a recreation vehicle.

Vehicle Repair. A commercial service/auto dependent use that includes vehicle engine adjustment, maintenance and repair, and minor body, electrical, interior work, cleaning and detailing. Vehicle repair does not include rebuilding or storage activities. Examples of vehicle repair include tune ups, quick lubes, service stations that provide minor repair services, muffler shops, electrical repairs, and tire services and sales.

Vehicle Sales and/or Rental Lot. A lot used for display, sale or rental of new or used vehicles, including, but not limited to, motor vehicles, boats, trailers and recreational vehicles.

Vehicular Way. A route intended for vehicular traffic such as a driveway or parking lot.

Visible Transmittance. The amount of light that passes through a glazing material.

Walk, or Walkway. An exterior pathway with a prepared surface intended for pedestrian use, including general pedestrian areas such as plazas and courts.

Wall. For purposes of **Section 9.0100**, a wall is a fence constructed of brick, stone, concrete or other

similar masonry materials. For other purposes, it is the vertical exterior surface of a building or the vertical interior surfaces that divide a building's space into rooms.

Water-Dependent. *See Habitat Conservation Area Definitions, Section 3.0020.*

Water Feature. *See HCA, ESRA, Article 5 Definitions, Section 3.0030.*

Water Quality Manual (WQ Manual). A manual adopted by the City to specify requirements and acceptable methods to provide for stormwater quality in the city.

Water Quality Resource Area. *See HCA, ESRA, Article 5 Definitions, Section 3.0030.*

Waters of the State. *See HCA, ESRA, Article 5 Definitions, Section 3.0030.*

Watershed. *See HCA, ESRA, Article 5 Definitions, Section 3.0030.*

Wet Weather Season. The period of the year in which the frequency and volume of precipitation is expected to be the greatest. Defined for purposes of construction and development in the City of Gresham as the period between October 1 and the following May 31.

Wetland. A wetland is an area that is inundated or saturated by surface or ground water at a frequency and duration sufficient to support and under normal circumstances do support a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs and similar areas. Identification and delineation of wetlands must be performed by a qualified wetland specialist as set forth in the 1987 Corps of Engineers Wetland Delineation Manual, and the Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Western Mountains, Valleys, and Coast Region.

Wholesale Activities. Firms involved in the sale, lease, or rent of products primarily intended for industrial, institutional, or commercial businesses. The uses emphasize on-site sales or order-taking and often include display areas. Businesses may or may not be open to the general public, but sales to the public are limited. Products may be picked up on the site or delivered to the customer. Wholesale Activities does not include retail businesses that sell memberships to the public for purposes of purchasing merchandise.

Examples include sale or rental of machinery, equipment, heavy trucks, building materials, special trade tools, welding supplies, machine parts, electrical supplies, janitorial supplies, restaurant equipment, and store fixtures; mail order houses; and wholesalers of food, clothing, auto parts, and building hardware.

Wind Sign. *See Signs.*

Window Mullion. A dividing element in a window or window opening which separates and supports individual panes of glass.

Window Sign, Inside. *See Signs.*

Window Sign, Outside. *See Signs.*

Woody Vegetation. *See HCA, ESRA, Article 5 Definitions, Section 3.0030.*

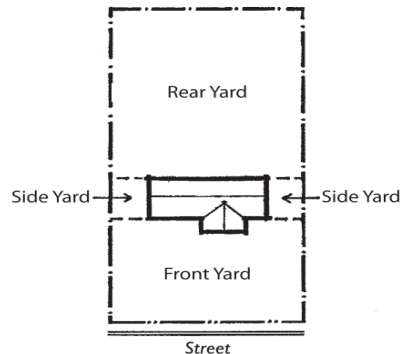
Woody Vegetation Area. *See HCA, ESRA, Article 5 Definitions, Section 3.0030.*

Xeriscaping. A landscaping method that utilizes water-conserving techniques, such as the use of drought-tolerant plants and efficient irrigation.

Yard. An area on a lot between a primary structure and the lot lines. A yard extends from the ground upward. The portion of a yard required to be unoccupied by structures above grade - except for projections and the specific secondary uses or accessory structures allowed in such area as specified elsewhere in this ordinance - is known as a yard setback area.

- **Front Yard.** A space extending the full width of the lot between a building line and the front lot line or reservation line.
- **Rear Yard.** A space extending the full width of the lot between a building and the rear lot line or reservation line.

- **Side Yard.** A space extending from the front yard to the rear yard between a building and the nearest side lot line or reservation line.



Zero Lot Line. *See Lot Line.*

3.0020 Habitat Conservation Area (HCA) Related Terms and Definitions

The following definitions apply within the Habitat Conservation Area (HCA) Overlay District.

- **Building Footprint (for Habitat Conservation Area).** The area that is covered by buildings or other roofed structures. A roofed structure includes any structure more than 6 feet above grade at any point, and that provides an impervious cover over what is below. Building footprint also includes uncovered horizontal structures such as decks, stairways and entry bridges that are more than 6 feet above grade. Eaves are not included in building coverage. Underground facilities and structures are defined based on the foundation line.
- **Building Site.** The area on a lot or parcel that is designated to contain a structure, impervious surface, or non-native landscaping.
- **Developed Areas not Providing Vegetative Cover.** Areas that lack sufficient vegetative cover to meet the one-acre minimum mapping units of any other type of vegetative cover.
- **Developed Flood Area.** A flood area (a) upon which a building or other structure has been located, or (b) that is an uncovered, hard-surfaced area or an area covered with a perforated hard surface (such as Grasscrete”) that is able to withstand vehicular traffic or other heavy-impact uses; provided, however, that graveled areas shall not be considered developed flood areas.
- **Disturb.** Man-made changes to the existing physical status of the land, which are made in connection with development. The following uses are excluded from the definition:
 - Enhancement or restoration of the HCA; or
 - Planting native cover identified in the City of Gresham Native Plant List.
- **Disturbance Area.** An area that contains all temporary and permanent development, exterior improvements, and staging and storage areas on the site. For new development, the disturbance area must be contiguous. The disturbance area does not include agricultural and pasture lands or naturalized areas.
- **Effective Impervious Area.** A subset of total impervious area that is hydrologically connected via sheet flow or discrete conveyance to a drainage system or receiving body of water
- **Habitat Conservation Area or HCA.** An area identified on the Habitat Conservation Areas Map and subject to the development standards of the HCA Overlay district.
- **Low Structure Vegetation or Open Soils.** Areas that are part of a contiguous area one acre or larger of grass, meadow, crop-lands, or areas of open soils located within 300 feet of a surface stream. Structure vegetation areas may include areas of shrub vegetation less than one acre in size if they are contiguous with areas of grass, meadow, crop-lands, orchards, Christmas tree farms,

holly farms, or areas of open soils located within 300 feet of a surface stream and together form an area of one acre in size or larger).

- **Open Space.** Land that is undeveloped and that is planned to remain so indefinitely. The term encompasses parks, forests and farmland. It may also refer only to land zoned as being available to the public, including playgrounds, watershed preserves and parks.
- **Practicable.** Means available and capable of being done after taking into consideration cost, existing technology, and logistics in light of overall project purpose and probable impact on ecological functions. The practicability of a development option shall include consideration of the type of HCA that will be affected by the proposed development. For example, High HCAs have been so designated because they are areas that have been identified as having lower urban development value and higher-valued habitat, so it should be more difficult to show that alternative development options that avoid the habitat are not practicable. On the other hand, Low HCAs have been so designated because they are areas that have been identified as having higher urban development value and lower-valued habitat, so it should be less difficult to show that alternative development options that avoid the habitat are not practicable.
- **Riparian.** Those areas associated with streams, lakes and wetlands where vegetation communities are predominately influenced by their association with water.
 - **Riparian Area, Class I.** Class I areas are the highest value part of the HCA riparian corridor. Metro found that they provide three to five primary functions in their riparian model used for resource significance. The primary functions to sustain fish and wildlife including 1) microclimate and shade; 2) streamflow moderation and water storage; 3) bank stabilization, sediment and pollution control; 4) large wood and channel dynamics; and 5) organic material services. Class I riparian land features providing these functions include rivers, streams, stream associated wetlands, undeveloped floodplains, forest canopy (one acre or greater) within 100 feet of a stream, and forest canopy within 200 feet of streams on slopes of 25% and greater.
 - **Riparian Area, Class II.** Class II areas are medium value riparian habitat. Metro found that they provide one to two primary functions to sustain fish and wildlife or a combination of one primary function and one or more secondary functions. Class II riparian habitat includes rivers, streams, a 50 foot area along developed stream segments, forest canopy or low structure vegetation (e.g. grass) within 200 feet of streams, and portions of undeveloped floodplains extending beyond 300 feet of streams. Class II areas are elevated to Class I when they contain Habitats of Concern as shown on the Metro Habitats of Concern Map.
- **Routine Repair and Maintenance.** Activities directed at preserving an existing allowed use or facility, without expanding the development footprint or site use.
- **Setback Adjustment.** The placement of a building a specified distance away from a road, property line or protected resource.
- **Significant Negative Impact.** An impact that affects the natural environment, considered individually or cumulatively with other impacts on the HCA, to the point where existing fish and wildlife habitat functional values are degraded.
- **Steep Slopes.** Those slopes that are equal to or greater than 25%. Steep slopes have been removed from the “buildable lands” inventory and have not been used in calculations to determine the number of acres within the urban growth boundary that are available for development.
- **Urban Development Value.** The economic value of a property lot or parcel as determined by analyzing three separate variables: assessed land value, value as a property that could generate jobs (“employment value”), and the Metro 2040 design type designation of property. The urban development value of all properties containing regionally significant fish and wildlife habitat is depicted on the Metro Habitat Urban Development Value Map.

- **Utility Facilities.** Buildings, structures or any constructed portion of a system which provides for the production, transmission, heat, light, water, power, natural gas, sanitary sewer, stormwater, telephone and cable television. Utility facilities do not include stormwater pre-treatment facilities.
- **Water-Dependent.** A use which can be carried out only on, in, or adjacent to water because it requires access to the water for waterborne transportation or recreation. Water-dependent also includes development, which by its nature, can be built only on, in, or over water. Bridges supported by piers or pillars, as opposed to fill, are water-dependent development.

3.0030 HCA, ESRA, and Article 5 Terms and Definitions

The following definitions apply within the Habitat Conservation Area (HCA) Overlay District; the Environmentally Sensitive Resource / Restoration Areas (ESRA) districts in Pleasant Valley (ESRA-PV) and Springwater (ESRA-SW) and the other environmental overlay districts in Article 5.

- **Aquatic Habitat.** Habitat structure that is the combination of vegetation, woody materials and certain configurations of pool and riffle sequences in the stream channel, off-channel wetlands, side channels, oxbows, meanders, backwaters, frequently flooded areas (10-year flood event or higher) and spawning gravel.
- **Areal Cover.** A measure of vegetative strata that defines the degree to which the canopy vegetative layer covers the ground surface.
- **Ecological Features (or Features).** A distinctive natural resource element, quality or characteristic that contributes to an ecological function. Features include woody vegetation, tree groves, non-woody vegetation, water bodies, floodplain, aquatic habitat, sensitive species and structure.
- **Ecological Functions (or Functions).** The primary biological, chemical, and hydrologic characteristics of healthy fish and wildlife habitat that must be present for natural systems to work properly. Riparian ecological functions include water quality, channel dynamics and morphology (bank stabilization and sediment/pollution control, sources of large woody debris), water quantity (streamflow moderation and water storage), microclimate and shade, fish and aquatic habitat, organic material sources, and listed sensitive species as determined by the Oregon Department of Fish and Wildlife, the U.S. Department of Fish and Wildlife or the National Oceanographic and Atmospheric Administration. Upland ecological functions include terrestrial or upland wildlife habitat quality, terrestrial or upland sensitive species and upland interior habitat. Upland habitat quality is determined by tree canopy preservation, size of habitat area, amount of habitat with interior conditions, connectivity of habitat to water resources, connectivity of habitat to other habitat areas, and presence of unique habitat types.
- **Emergency.** Any man-made or natural event or circumstance causing or threatening loss of life, injury to person or property, and includes, but is not limited to, fire, explosion, flood, severe weather, drought, earthquake, volcanic activity, spills or releases of oil or hazardous material, contamination, utility or transportation disruptions, and disease.
- **Engineer.** A registered professional engineer licensed by the State of Oregon.
- **Enhancement.** The process of improving upon the natural functions and/or values of an area or feature that has been degraded by human activity. Enhancement activities may or may not return the site to a pre-disturbance condition, but create/recreate beneficial processes and features that occur naturally.
- **Erosion.** Erosion is the movement of soil particles resulting from actions of water or wind.
- **Fill.** Any material such as, but not limited to, sand, soil, rock or gravel that is placed in a wetland or floodplain for the purposes of development or redevelopment.

- **Flood Areas.** Those areas contained within the 100-year floodplain and floodway as shown on the Federal Emergency Management Agency (FEMA) Flood Insurance Maps and all lands that were inundated in the February 1996 flood (note that areas that were mapped as flood areas but were filled to a level above the base flood level prior to September 30, 2005, consistent with all applicable local, state, and federal laws shall no longer be considered habitat based on their status as flood areas).
- **Flood Management Areas.** All lands contained within the 100-year floodplain, flood area and floodway as shown on the Federal Emergency Management Agency Flood Insurance Maps and the area of inundation for the February 1996 flood. In addition, all lands which have documented evidence of flooding.
- **Floodplain.** The land subject to periodic flooding, including the 100-year floodplain as mapped by FEMA Flood Insurance Studies or other substantial evidence of actual flood events.
- **Forest Canopy.** Areas that are part of a contiguous grove of trees of one acre or larger in area with approximately 60% or greater areal cover by regulated trees, irrespective of whether the entire grove is within 200 feet of the relevant water feature.
- **Habitat-Friendly Development.** A method of developing property that has less detrimental impact on fish and wildlife habitat than does traditional development methods. Examples include: clustering development to avoid habitat; using alternative materials and designs such as pier, post, or piling foundations designed to minimize tree root disturbance; managing storm water on-site to help filter rainwater and recharge groundwater sources; collecting rooftop water in rain barrels for reuse in site landscaping and gardening; and reducing the amount of effective impervious surface created by development.
- **Intermittent Streams.** Any stream that flows during a portion of every year and which provides spawning, rearing or food producing areas for food and game fish; or as reflected in the most current definition of the Oregon Department of State Lands. See also perennial “streams.”
- **Invasive Non-Native or Noxious Vegetation.** Plant species that are listed as invasive/non-native plants or prohibited plants on the City of Gresham Native Plant List because they are plant species that have been introduced and, due to aggressive growth patterns and lack of natural enemies in the area where introduced, spread rapidly into native plant communities.
- **Mitigation.** The reduction of adverse effects of a proposed project by considering, in the order: a) avoiding the impact all together by not taking a certain action or parts of an action; b) minimizing impacts by limiting the degree or magnitude of the action and its implementation; c) rectifying the impact by repairing, rehabilitating or restoring the affected environment; d) reducing or eliminating the impact over time by preservation and maintenance operations during the life of the action by monitoring and taking appropriate measures; and e) compensating for the impact by replacing or providing comparable substitute water quality resource areas or habitat conservation areas.
- **Native Vegetation or Native Plant.** Vegetation listed as a native plant on the City of Gresham Native Plant List and any other vegetation native to the Portland metropolitan area provided that it is not listed as an invasive/ non-native, or a prohibited plant on the City of Gresham Native Plant List.
- **Non-Woody Vegetation (Herbaceous Plants).** Plants with a relatively short-lived shoot system that does not form a woody stem. Non-woody plants consist of herbs such as forbs, grasses or ferns or herbaceous vines.
- **Perennial Streams.** Streams with flows that last throughout the year; or as reflected in the current definition of the Oregon Department of State Lands. See also intermittent streams.
- **Redevelopment.** Development that occurs on sites that have previously been developed.

- **Restoration.** The process of returning a disturbed or altered area or feature to a previously existing natural condition. Restoration activities reestablish the structure, function, and/or diversity to that which occurred prior to impacts caused by human activity.
- **Sensitive Species.** Those naturally reproducing species which may become threatened or endangered throughout all or any significant portion of their range in Oregon as identified by the Oregon Department of Fish and Wildlife, the U.S. Department of Fish and Wildlife or the National Oceanographic and Atmospheric Administration.
- **Stormwater Pre-Treatment Facility.** Any structure or drainage way that is designed, constructed, and maintained to collect and filter, retain, or detain surface water run-off during and after a storm event for the purpose of water quality improvement.
- **Stream.** A body of running water moving over the earth's surface including stream types classified as perennial or intermittent, channelized or relocated streams in a channel or bed, such as a creek, rivulet or river; or as reflected in the current definition of the Oregon Department of State Lands. See also intermittent and perennial streams.
- **Structure.** Vegetation or land features that provide food, water and cover for wildlife, as well as locations for nesting, den creation and rearing of off-spring.
- **Top of Bank.** The same as "bankful stage" defined in OAR 141-85-010.
- **Water Feature (Body).** All rivers and streams meeting the Oregon Department of State Lands for the definition of 'Waters of the State. These include also intermittent streams, springs which feed streams and wetlands and have year-round flow, Flood Management Areas, wetlands, and all other bodies of open water.
- **Waters of this State.** All natural waterways, tidal and non-tidal bays, intermittent streams, constantly flowing streams, lakes, wetlands, that portion of the Pacific Ocean that is in the boundaries of this state, all other navigable and non-navigable bodies of water in this state and those portions of the ocean shore, as defined in ORS 390.605, where removal or fill activities are regulated under a state-assumed permit program as provided in 33 U.S.C. 1344(g) of the Federal Water Pollution Control Act, as amended.
- **Water Quality Resource Area.** An area identified by a city or county as a Water Quality Resource Area in order to comply with Title 3 of Metro's Urban Growth Management Functional Plan, Metro Code sections 3.07.310- 3.07.370.
- **Watershed.** A geographic unit defined by the flows of rainwater or snowmelt. All land in a watershed drains to a common outlet, such as a stream, lake or wetland.
- **Woody Vegetation Area.** Areas that are part of a contiguous area one acre or larger of shrub or open or scattered forest canopy (less than 60% crown closure).
- **Woody Vegetation.** Perennial plants that have hard, lignified tissue/stems that grow outward year after year and that are composed of cellulose and lignin based tissue. Woody vegetation includes both trees and shrubs.

3.0040 Solar Related Terms and Definitions

The following definitions apply to the application of **Appendix 8**, Solar Access.

- **North-South Dimension.** The length of a line beginning at the mid-point of the northern lot line and extending in a southerly direction perpendicular to the northern lot line until it reaches a property boundary.
- **Protected Solar Building Line.** A line on a plat or map recorded with the plat that identifies the location on a lot where a point two feet above may not be shaded by structures or non-exempt trees.

- **Shade.** A shadow cast by the shade point of a structure or vegetation when the sun is at an altitude of 21.3 degrees and an azimuth ranging from 22.7 degrees east and west of true south.
- **Shade Point.** The part of a structure or non-exempt tree that casts the longest shadow onto the adjacent northern lot(s) when the sun is at an altitude of 21.3 degrees and an azimuth ranging from 22.7 degrees east and west of true south; except a shadow caused by a narrow object such as a mast or whip antenna, a dish antenna with a diameter of 3 feet or less, a chimney, utility pole, or wire. The height of the shade point shall be measured from the shade point to either the average elevation at the front lot line or the elevation at the midpoint of the front lot line. If the shade point is located at the north end of a ridgeline of a structure oriented within 45 degrees of a true north-south line, the shade point height computed according to the preceding sentence may be reduced by 3 feet. If a structure has a roof oriented within 45 degrees of a true east-west line with a pitch that is flatter than 5 feet (vertical) in 12 feet (horizontal) the shade point will be the eave of the roof. If such a roof has a pitch that is 5 feet in 12 feet or steeper, the shade point will be the peak of the roof.
- **Shade Reduction Line.** A line drawn parallel to the northern lot line that intersects the shade point.
- **Shadow Pattern.** A graphic representation of an area that would be shaded by the point of a structure or vegetation when the sun is at an altitude of 21.3 degrees and an azimuth ranging between 22.7 degrees east and west of true south.
- **Solar Access Development Permit.** A document issued by the City that describes the maximum height that vegetation is allowed to grow on lots to which a development permit for solar access applies.
- **Solar Access Height Limit.** A series of contour lines establishing the maximum permitted height allowed for non-exempt vegetation on lots affected by a development permit for solar access.
- **Solar Energy Collecting Structure.** An enclosed structure containing habitable living space, attached to a dwelling unit (as authorized in **Section A8.030** - Solar Access), designed for the purpose of collecting and conveying solar energy to the main portion of the dwelling, and meeting the criteria of **Section A8.028**.
- **Solar Feature.** A device or combination of devices or elements that does or will use direct sunlight as a source of energy for such purposes as heating or cooling of a structure, heating or pumping of water, and generating electricity. Examples of a solar feature include a window that contains at least 20 square feet of glazing oriented within 45 degrees east and west of true south, a solar greenhouse, or a solar hot water heater that includes solar panels. A solar feature may be used for purposes in addition to collecting solar energy, including but not limited to serving as a structure member or part of a roof, wall, or window. A south-facing wall without windows and without other features that use solar energy is not a solar feature for purposes of this ordinance.
- **Solar Gain Line.** A line parallel to the northern property line(s) of the lot(s) south of and adjoining a given lot, including lots separated only by a street, that intersects the solar feature on that lot.
- **South or South Facing.** True south, or 20 degrees east of magnetic south.
- **Sunchart.** One or more photographs that plot the position of the sun between 10:30 am and 1:30 pm on January 21, prepared pursuant to guidelines issued by the manager. The sunchart shall show the southern skyline through a transparent grid on which is imposed solar altitude or a 45-degree and 30 minute northern latitude in 10-degree increments and solar azimuth from true south in 15-degree increments.

3.0050 Tree Related Terms and Definitions

The following definitions apply to Tree-related applications, including Sections **9.1000**, Tree Regulations and **Appendix 14**, Significant Trees.

- **Clear Cutting.** Any tree removal which leaves fewer than an average of one tree per 1,000 square feet of lot area, well-distributed throughout the entirety of the site. This definition does not apply to sites that have fewer than an average of one tree per 1,000 square feet of lot area at the time development is proposed, except for sites from which the current owner or the proposed developer or his or her representative has removed regulated trees in excess of the number that may be removed without a development permit under **Section 9.1010** of the Development Code.
- **Critical Root Zone.** The rooting area of a tree, primarily within the tree's dripline, which if injured or otherwise disturbed is likely to affect a tree's chance for survival.
- **Crown Cover.** The area within the drip line or perimeter of the foliage of a tree.
- **Diameter Breast Height (DBH).** The diameter measurement of the trunk or stem of a tree at a height 4.5 feet above the ground level at the base of the tree. Trees growing on slopes are measured at the mid-point between the up-slope and down-slope sides.
- **Dripline.** An imaginary line along the ground that reflects the outermost extent of foliage of a tree extended vertically to the ground. The dripline radius is typically measured at approximately one foot away from the trunk of the tree for each inch of tree diameter.
- **Pruning.** The removal of branches, water sprouts, suckers, twigs, or branches. Major pruning entails the removal of branches three inches in diameter or greater. Major pruning also includes root pruning and removal of branches and limbs that would constitute more than 20% of the trees foliage area. Minor pruning includes removal of deadwood and pruning less than 20% of the tree's foliage area.
- **Severe Crown Reduction.** The specific reduction in the overall size of a tree and/or the severe internodal cutting back of branches or limbs to stubs within the tree's crown to such a degree as to remove the normal tree canopy and disfigure the tree. Severe crown reduction is not a form of pruning.
- **Stand.** As applied to trees, a group of two or more trees growing in a continuous area. Also known as a grove or tree group.
- **Tree Protection Plan.** A detailed description of how trees intended to remain after development will be protected and maintained.
- **Tree Removal.** The act of removing a tree by digging up or cutting down, or the effective removal through irreversible damage of roots, stems, or crown, including tree topping.
- **Tree Survey.** A scaled drawing that provides the location of all trees having an eight inch or greater DBH that designates the common or botanical name of those trees, and their DBH.
- **Tree Topping.** The severe cutting back of limbs or main stem to stubs larger than 3 inches in diameter within the tree's crown to such a degree as to remove the normal top and disfigure the tree.
- **Tree Well.** A space within a sidewalk or other impervious area that has been created specifically as an area for a tree's root system to grow.